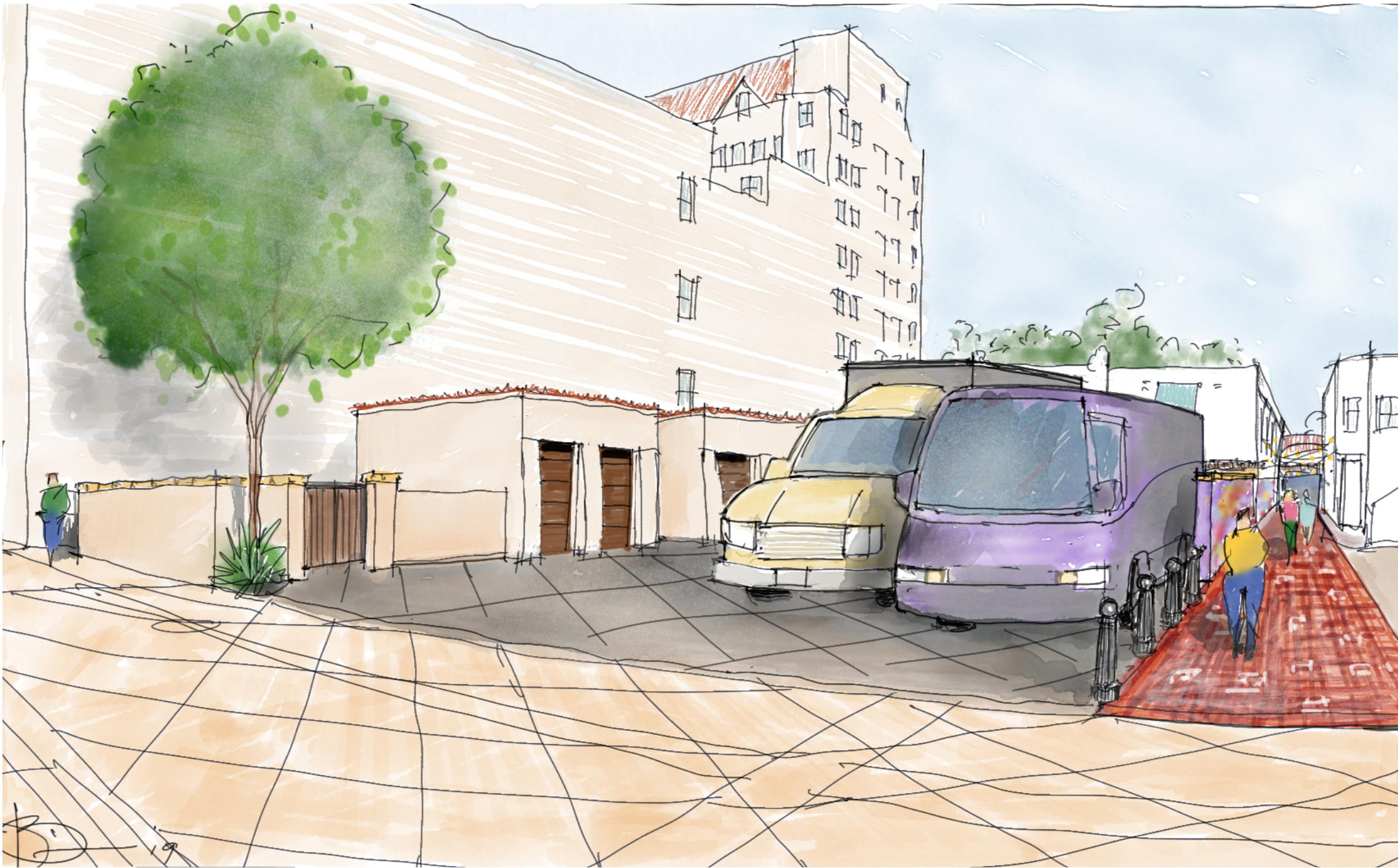
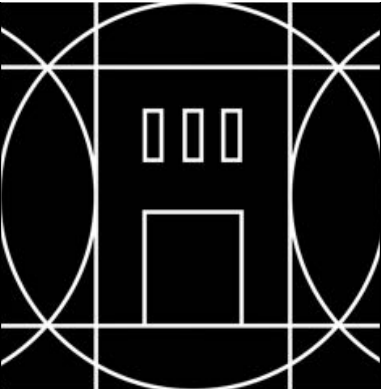


GRANADA PLAZA

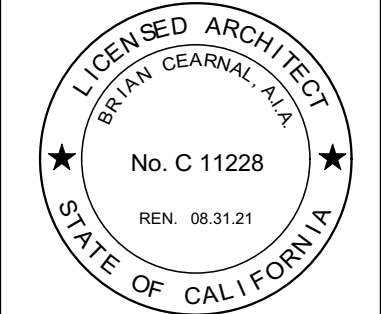


(RENDERED IMAGE ABOVE IS A SCHEMATIC REPRESENTATION OF THE PROJECT.
SEE ARCHITECTURAL AND CIVIL PLANS FOR ACCURATE DETAILS.)

TABULATIONS	PROFESSIONALS	DRAWING INDEX	PROJECT DESCRIPTION	VICINITY MAP
<p>PROPERTY OWNERS:</p> <p>PROJECT ADDRESS/A.P.N.: (SEE FINAL MAP PERMIT 19EST-000176)</p> <p>HIGH FIRE ZONE? NO</p> <p>FLOOD ZONE? NO</p> <p>SLOPE 0%</p> <p>LAND USE ZONE: C-G</p> <p>SETBACKS: FRONT: 0 FT REAR: 0 FT INTERIOR: 0 FT</p> <p>1214 STATE STREET LOT AREA: 5,835 SF</p> <p>PROPOSED NEW PRIVATE (2) TWO-CAR GARAGES: LOT 6" CAR GARAGE 1" 653 SF LOT 7" CAR GARAGE 2" 546 SF</p> <p>TOTAL SF BUILDING FOOTPRINT 1,199 SF NET FLOOR AREA 1,164 SF</p> <p>(*) SEE TENTATIVE LOT LINE ADJUSTMENT BELOW (**) WILL BE SERVING RESIDENTIAL UNITS ABOVE GRANADA TOWER (1214 STATE ST.)</p>	<p>ARCHITECT</p> <p>CEARNAL COLLECTIVE LLP 521 1/2 STATE STREET SANTA BARBARA, CA 93101 805.963.8077 FAX 805.963.0684</p> <p>CIVIL ENGINEER & SURVEYOR</p> <p>STANTEC 111 E. VICTORIA STREET SANTA BARBARA, CA 93101 805.963.9532 FAX 805.966.9801</p> <p>ELECTRICAL ENGINEER</p> <p>ALAN NOELLE ENGINEERING 1616 ANACAPA STREET SANTA BARBARA, CA 93101 805.563.5444 FAX: 805.456.5901</p> <p>LANDSCAPE ARCHITECT</p> <p>ARCADIA STUDIO 202 EAST COTA STREET SANTA BARBARA, CA 93101 805.962.9055 FAX: 805.962.5658</p>	<p>GENERAL G-000 GENERAL INFORMATION / COVER SHEET</p> <p>DEMOLITION D-000 DEMOLITION PLAN</p> <p>CIVIL C-101 PRELIMINARY GRADING AND DRAINAGE PLAN C-102 PRELIMINARY SITE SECTIONS C-103 PRELIMINARY DETAILS</p> <p>ARCHITECTURAL A-100A MASTER SITE PLAN A-100B SITE PLAN A-100C CIRCULATION PLAN - TRASH ENCLOSURE ACCESS A-100D CIRCULATION PLAN - TRAFFIC ACCESS A-101 PASEO PLAN A-102 CAR GARAGES - FLOOR & ROOF PLAN A-201 ELEVATIONS & SECTIONS A-601 EXTERIOR DETAILS A-602 EXTERIOR DETAILS</p> <p>ELECTRICAL E-100 ELECTRICAL: SPECS, SYMBOLS, ONE LINE E-201 ELECTRICAL: POWER PLAN E-202 ELECTRICAL: LIGHTING PLAN E-203 ELECTRICAL: UTILITY PLAN E-204 ELECTRICAL: PHOTOMETRIC PLANS E-300 ELECTRICAL: INTERIOR LIGHTING TITLE 24 E-301 ELECTRICAL: EXTERIOR LIGHTING TITLE 24</p> <p>LANDSCAPE L-1.1 IRRIGATION PLAN L-1.2 IRRIGATION DETAILS L-2.1 PLANTING PLAN L-2.2 PLANTING DETAILS</p> <p>STREET IMPROVEMENTS (UNDER SEPARATE PERMIT) SHEET 1 TITLE SHEET SHEET 2 DEMOLITION PLAN SHEET 3 GRADING PLAN SHEET 4 EROSION CONTROL PLAN SHEET 5 DETAIL SHEET</p>	<p>THE PROPOSED PROJECT IS LOCATED AT AT THE EXISTING PARKING AREA NORTH OF THE GRANADA THEATRE. THE SURROUNDING LAND USES ARE ALL C-G ZONED.</p> <p>THE PROPOSED PROJECT INVOLVES THE DEMOLITION OF THE EXISTING PEDESTRIAN RAMP, REPAVING/REGRAVING OF THE EXISTING PARKING LOT, CONSTRUCTION OF TWO NEW GARAGES OF 546 & 653 NET SQ. FT., NEW TRASH AND RECYCLING ENCLOSURE, NEW PAVING AT PUBLIC PASEO ALONG NORTH SIDE OF GRANADA THEATRE INCLUDING NEW STAIR/RAMP & LIGHTING, AND NEW 7'-6" TO 8'-0" HIGH WALLS TO DEFINE BUSTRUCK PARKING SERVING THE THEATRE. ACCESS TO THE PARKING GARAGES, BUSTRUCK PARKING AND TRASH/RECYCLING ENCLOSURE IS OFF PASEO DE LAS GRANADAS (NO REVISIONS TO PASEO DE LAS GRANADAS). THE PASEO CONNECTING STATE STREET TO PASEO DE LAS GRANADAS WILL BE ENHANCED WITH NEW SITE WALL, LIGHTING AND NEW CONCRETE PAVING. LOT LINE ADJUSTMENTS ARE REQUIRED TO THE EXISTING PARCELS IN ORDER TO ACCOMMODATE THE PROPOSED CONFIGURATION.</p> <p>LOT LINE ADJUSTMENTS: THE PROJECT ALSO INCLUDES THE LOT LINE ADJUSTMENT BETWEEN NINE PARCELS (TOTAL OF .7418 ACRES) RESULTING IN SEVEN LOTS (SEE SHEETS TM1 AND TM2)</p> <p>PROPOSED STORM WATER TREATMENT BMPs: STORMWATER TREATMENT IS HANDLED THROUGH THE USE OF BIORETENTION, SETTLING BASINS AND PERMEABLE PAVERS. ALL RUNOFF FROM THE PRIVATE PLAZA AREA IS DIRECTED INTO A BIORETENTION PLANTER BEFORE BEING PIPED TO STATE STREET. PRIOR TO ENTERING THE BIORETENTION PLANTER, RUNOFF FROM THE GARAGES AND PARKING AREAS PASS THROUGH MODIFIED CATCH BASINS THAT HAVE SLUMP AREAS TO ALLOW FOR SEDIMENTS TO SETTLE OUT BEFORE ENTERING THE PLANTER. ALL RUNOFF FROM THE PUBLIC PASEO IS TREATED THROUGH THE USED OF PERMEABLE PAVERS.</p>	
			<p>FIRE DEPARTMENT NOTES</p> <p>1. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THE TWO CAR-GARAGE BLDGS UNDER A SEPARATE PERMIT.</p>	



CEARNAL COLLECTIVE
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INTERIOR DESIGN
521 1/2 STATE STREET
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CALIFORNIA 93101
P: 805.963.8077
www.cearnal.com



Proposed project for:
Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 15-001

CONTENTS:
COVER SHEET

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SUBMITTALS

DATE	TYPE
8.21.18	Planning Commision
11.13.19	HLC PDA
12.18.19	HLC Final

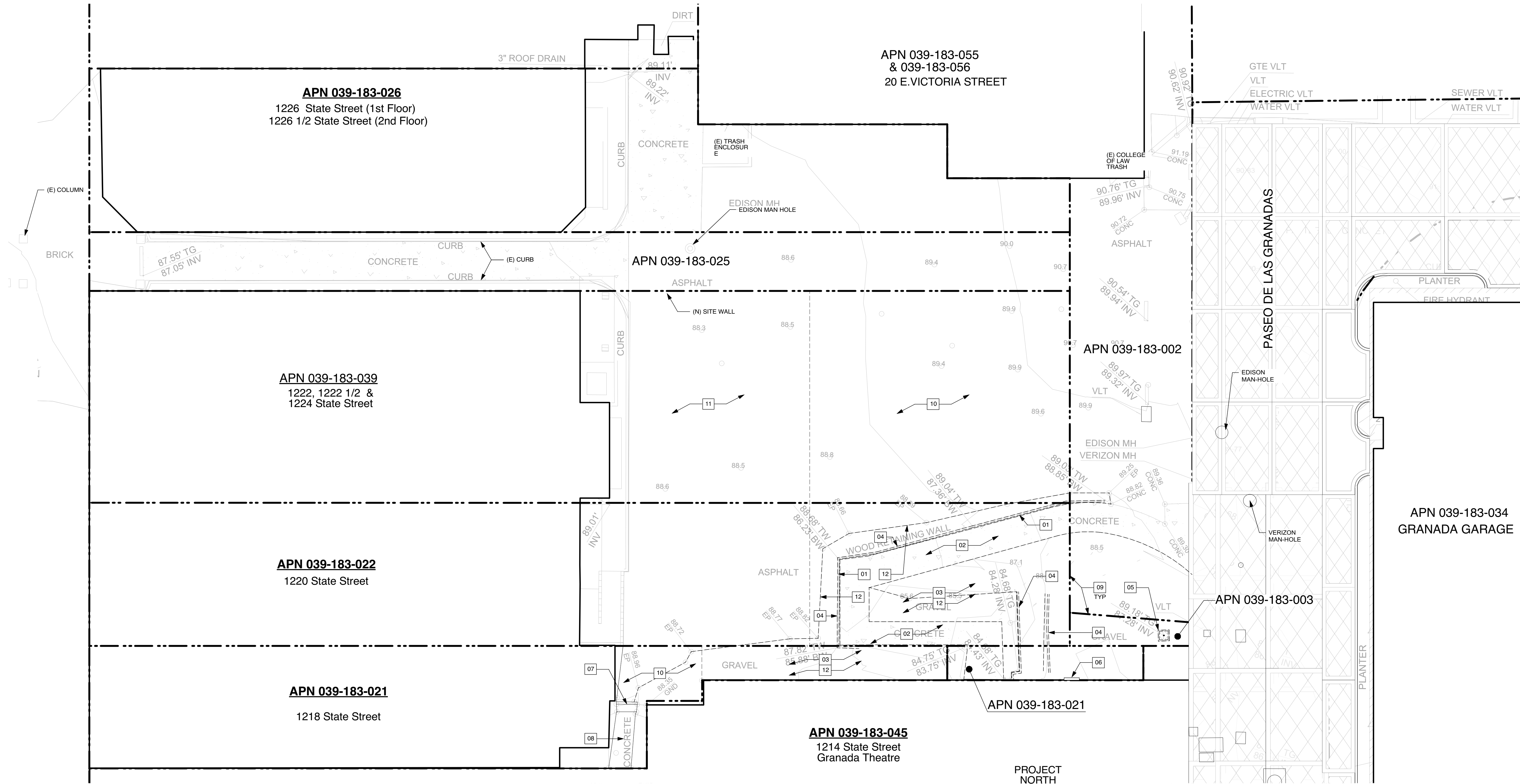
ISSUE DATE: 12.18.2019

REVISIONS

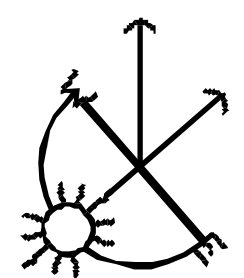
NO.	DATE	TYPE

G-000

SHEET OF



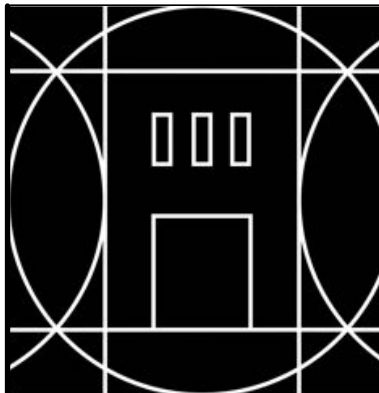
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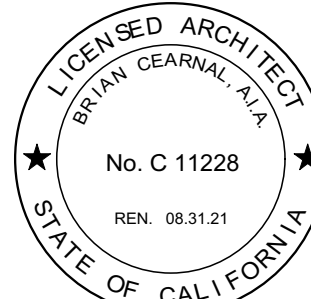
1 SITE PLAN

Scale: 1" = 10 ft

DEMOLITION NOTES	
01	(E) WOOD HANDRAIL TO BE REMOVED
02	(E) CONCRETE RAMP TO BE REMOVED. (E) GRADES TO BE MODIFIED PER CIVIL DWGS
03	(E) GRAVEL TO BE REMOVED FROM SITE AND PRESERVED
04	(E) RETAINING TO BE REMOVED. SEE CIVIL DWGS PER (N) RETAINING WALLS
05	(E) CATCH BASIN TO BE REMOVED. (N) STORM WATER LINES PER CIVIL DWGS
06	(E) WALL RECESSED MOUNT BOX AND BATTERY OUTLETS TO REMAIN
07	(E) CONCRETE STEPS TO REMAIN
08	(E) CONCRETE WALKWAY (ACCESS TO 1218 STATE STREET) TO REMAIN
09	(E) LOT LINE TO BE ADJUSTED UNDER NEW PARCEL MAP
10	REMOVE (E) ASPHALT PAVEMENT PER CIVIL DWGS
11	(E) ASPHALT PAVING TO REMAIN
12	(E) AREA TO BE RE-GRADED PER CIVIL DWGS



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Proposed project for:

Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 15-001

CONTENTS:
DEMOLITION
PLAN

DRAWN BY: RS

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SUBMITTALS	
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8.21.18	Planning Commission
11.13.19	HLC PDA
12.18.19	HLC Final

ISSUE DATE: 12.18.2019

REVISIONS		
NO.	DATE	TYPE

D-100

SHEET OF



APN 039-183-027
(1230 STATE ST.)

APN 039-183-056
(20 E. VICTORIA ST.)

APN 039-183-031
(22 E. VICTORIA ST.)

APN 039-183-026
(1226 STATE ST.)

APN 039-183-025

APN 039-183-059
(1222 STATE ST.)

APN 039-183-061
(1220 STATE ST.)

APN 039-183-021
(1218 STATE ST.)

APN 039-183-045

APN 039-183-058

PN 039-183-060

APN 039-183-055

PASEO DE LAS GRANADAS

GRANADA GARAGE

EARTHWORK

EARTHWORK ESTIMATES

CUT: 70 CUBIC YARDS
FILL: 102 CUBIC YARDS
 NET: 32 CUBIC YARDS (IMPORT)

EARTHWORK NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

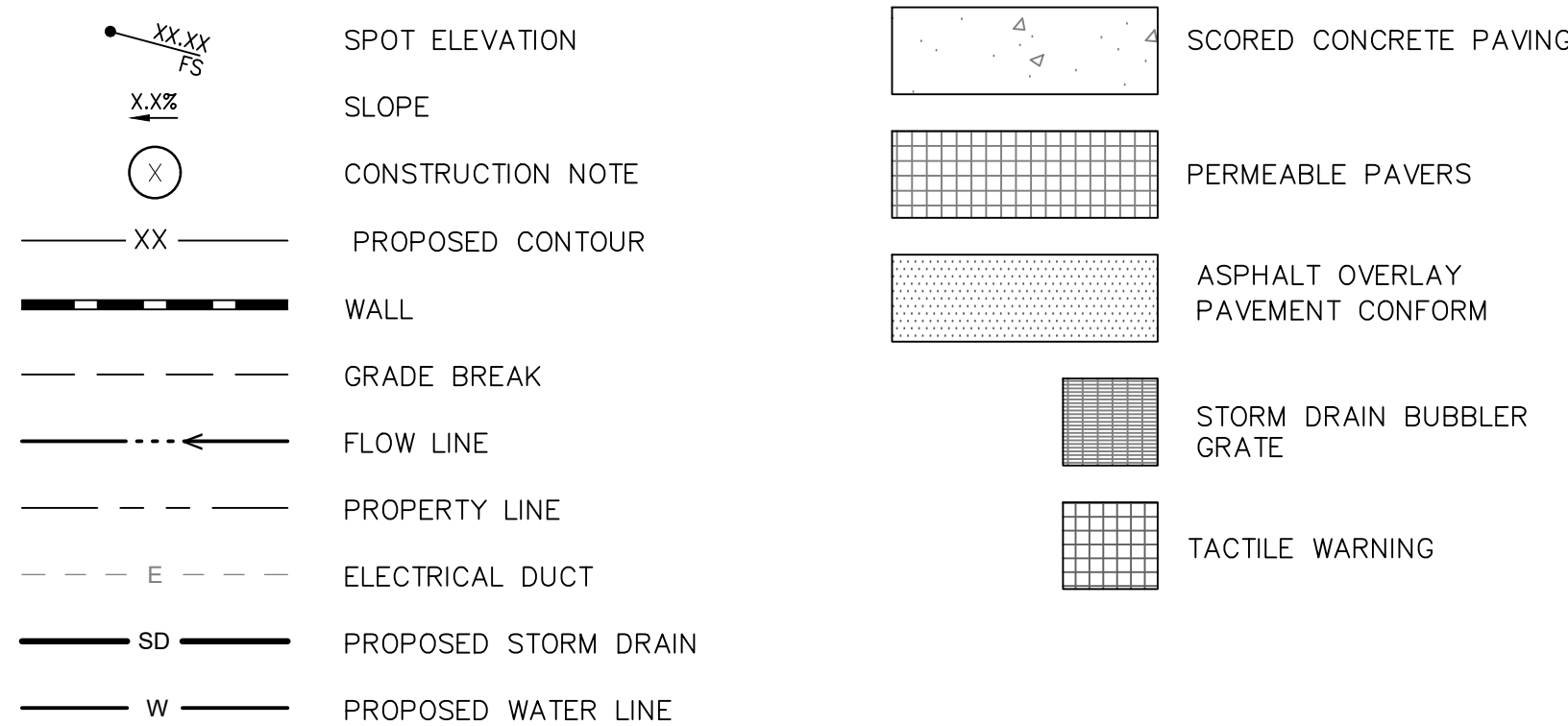
THE ADJUSTED EARTHWORK QUANTITIES ABOVE HAVE BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO SHRINKAGE, OVER EXCAVATION AND RE-COMPACTION.

THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

CONSTRUCTION NOTES

- ① REMOVE EXISTING ASPHALT PAVEMENT AND REPLACE WITH SCORED CONCRETE PAVING.
- ② PROVIDE PLANTER FOR BIO-RETENTION. PLANTING MEDIA SHALL CONSIST OF 60 TO 70% SAND, 15 TO 25% COMPOST, AND 10 TO 20% CLEAN TOPSOIL. THE ORGANIC CONTENT OF THE SOIL MIXTURE SHALL BE 8% TO 12%; THE PH RANGE SHALL BE 5.5 TO 7.5. SEE DETAIL EE, SHEET C103.
- ③ CONSTRUCT CONCRETE RIBBON GUTTER PER DETAIL CC, SHEET C102.
- ④ PROVIDE 24"x24" PRECAST DROP INLET. INSTALL DUPLEX SUMP PUMP SYSTEM AND CONNECT TO BUILDING ELECTRICAL SYSTEM PER ELECTRICAL PLANS.
- ⑤ CONSTRUCT 4" CONCRETE SIDEWALK PER CITY OF SANTA BARBARA STANDARD DETAILS H-01.0 AND H-06.0.
- ⑥ PROVIDE 6-IN HDPE STORM DRAIN PIPE.
- ⑦ PROVIDE IRRIGATION LINE TO BIO-RETENTION PLANTERS. CONNECT TO EXISTING SERVICE WITHIN GRANADA THEATRE. PROVIDE HOSE BIB INSIDE TRASH ENCLOSURE.
- ⑧ PROTECT IN PLACE.
- ⑨ CONSTRUCT SCREEN/SECURITY WALL PER ARCHITECT'S PLANS.
- ⑩ CONSTRUCT PARKING GARAGE PER ARCHITECT'S PLANS.
- ⑪ CONSTRUCT TRASH ENCLOSURE PER ARCHITECT'S PLANS.
- ⑫ OMIT BLOCK IN WALL AT GRADE TO PERMIT DRAINAGE.
- ⑬ PROVIDE ROLLING GATE PER ARCHITECT'S PLANS.
- ⑭ PROVIDE PEDESTRIAN GATE PER ARCHITECT'S PLANS.
- ⑮ PROVIDE LIGHT BOLLARD PER ELECTRICAL PLANS.
- ⑯ GRIND ASPHALT PAVEMENT MAXIMUM OF ONE INCH. OVERLAY WITH NEW ASPHALT CONCRETE PAVEMENT TO CONFORM TO ELEVATION OF PROPOSED SURFACE.
- ⑰ PROVIDE 12"x12" PRECAST DROP INLET.
- ⑱ PROVIDE 12" AREA DRAIN BUBBLER. SEE DETAIL AA, SHEET C102.
- ⑲ PROVIDE 1-IN SCHEDULE 40 PVC DRAIN LINE.
- ⑳ PROVIDE SUMP WITH 12"x12" "BOX" OPTION PRECAST DROP INLET. SEE DETAIL FF, SHEET C103.
- ㉑ CONSTRUCT CONCRETE ADA RAMP. GRADES AND SLOPES PER PLAN.

LEGEND



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20463 Marina

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The Contractor shall verify and NOT scale the drawing.

Stantec without delay.

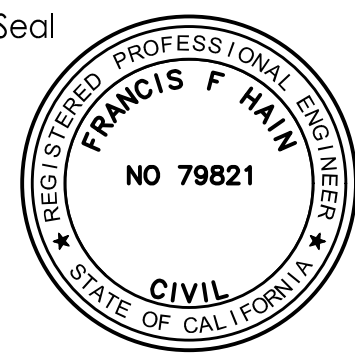
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Revision

Client/Project
THE TOWBES GROUP

Permit-Seal



Project Number: 2064111300

File Name: c-grad2064185200_plaza.dwg

CPW DWR BFH 12.20.19

Dwn.	Chkd.	Dsgn.	YY.MM.DD
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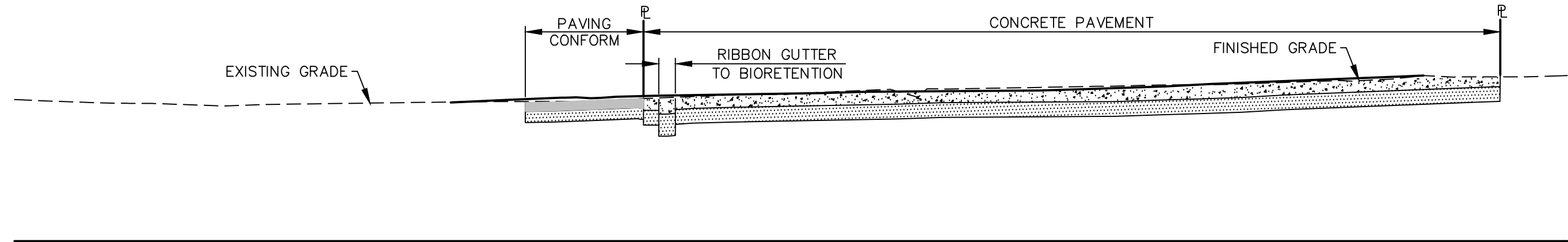
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0 1 0 3

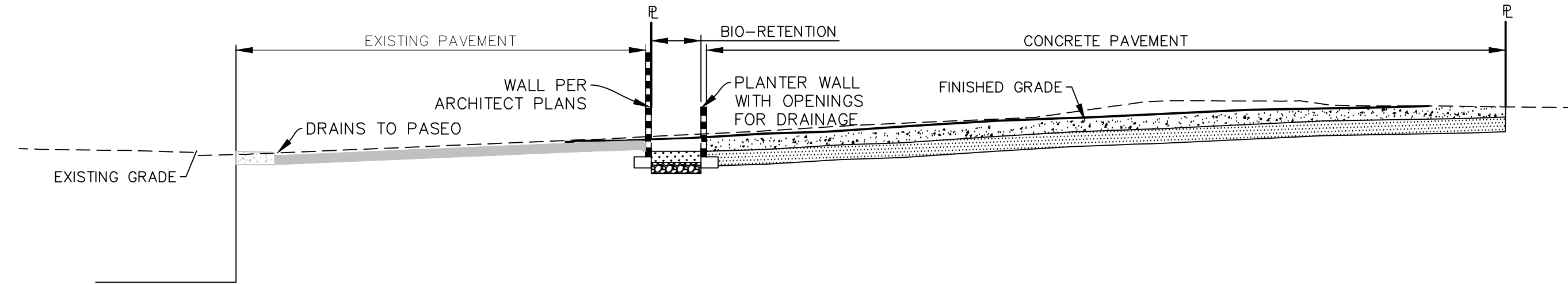
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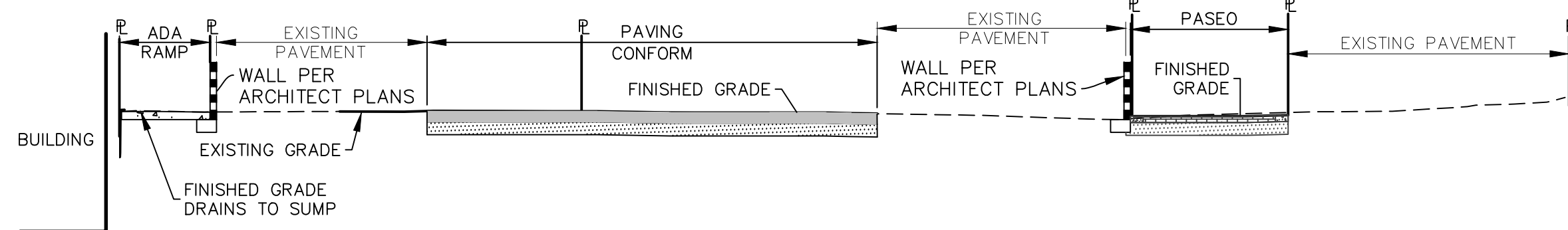
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1" = 5' VERTICAL

A
C102



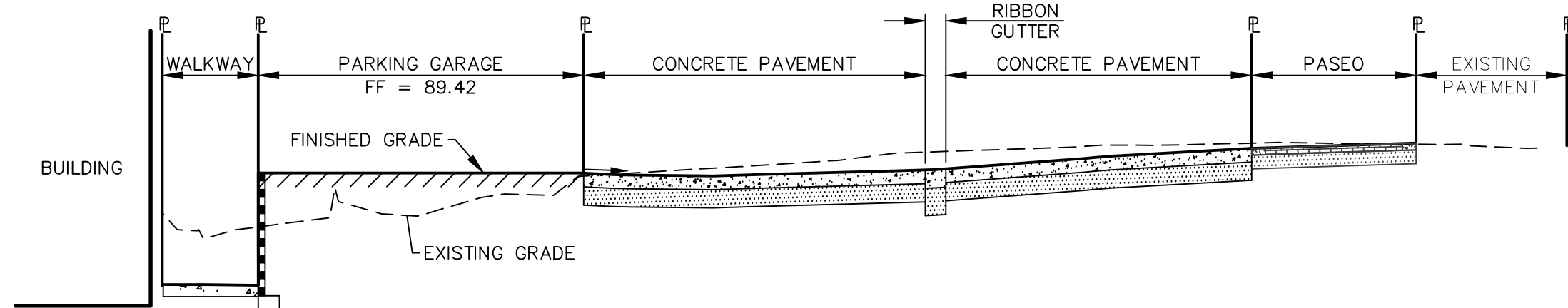
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B
C102



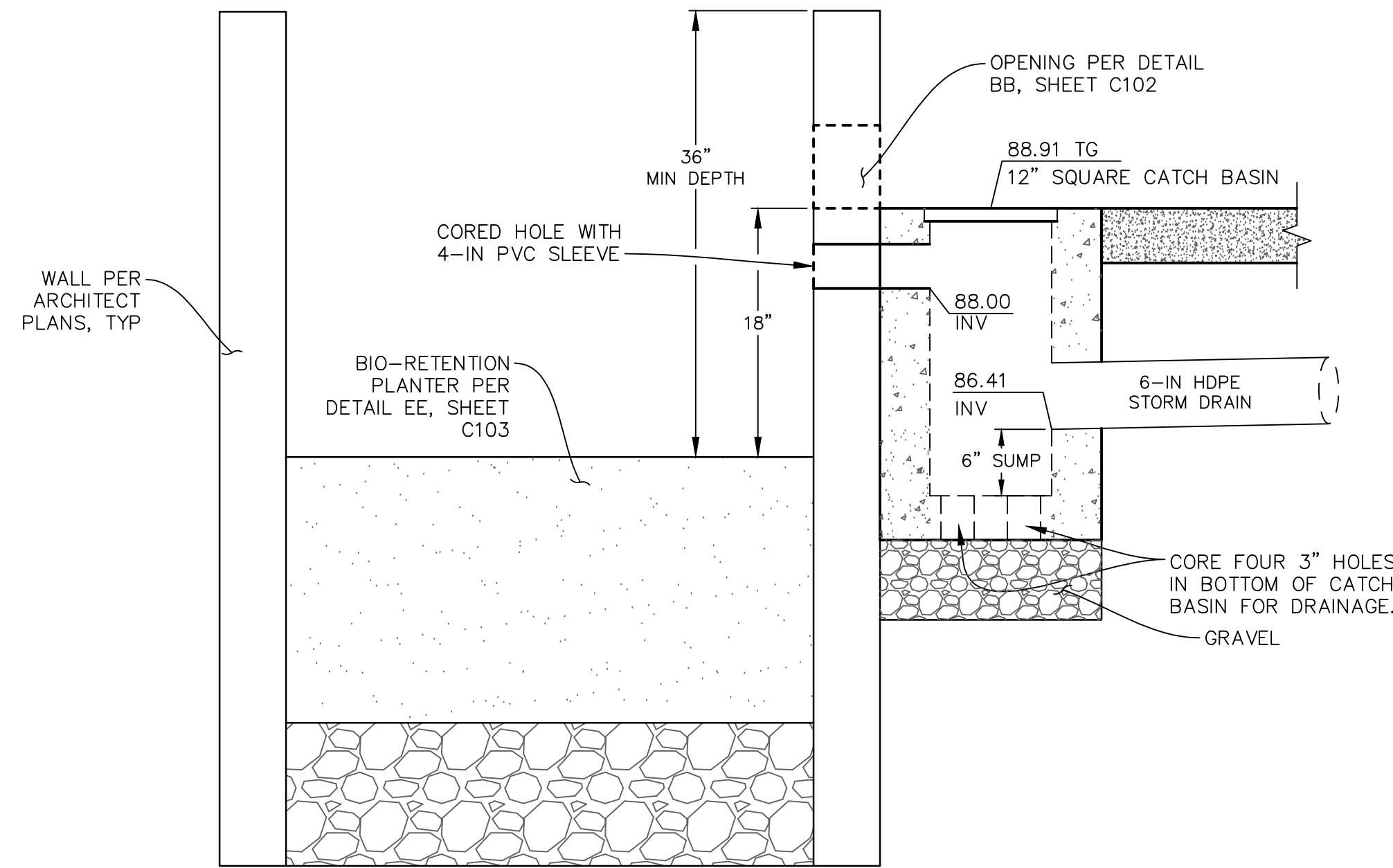
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C
C102



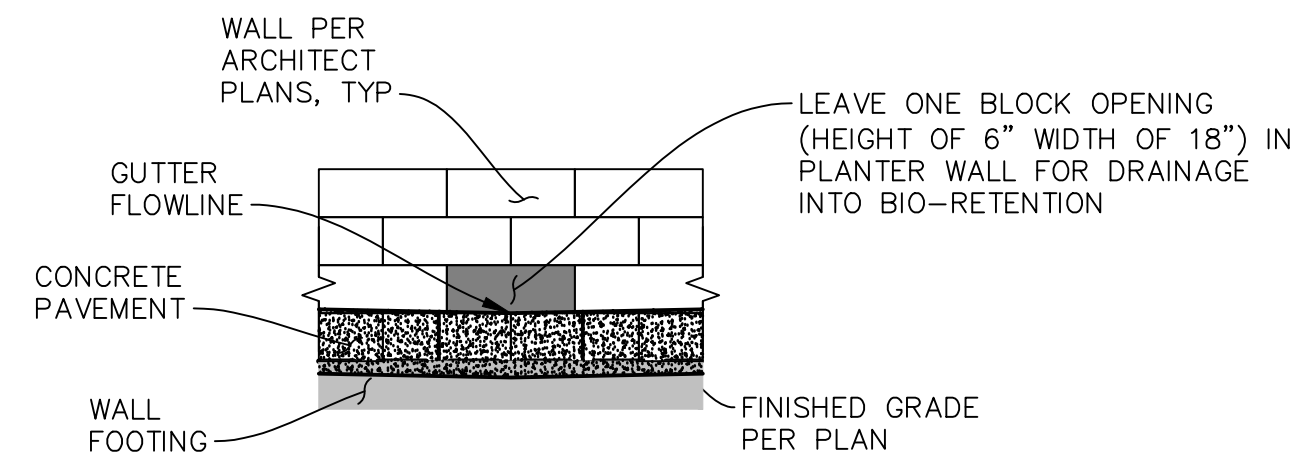
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D
C102



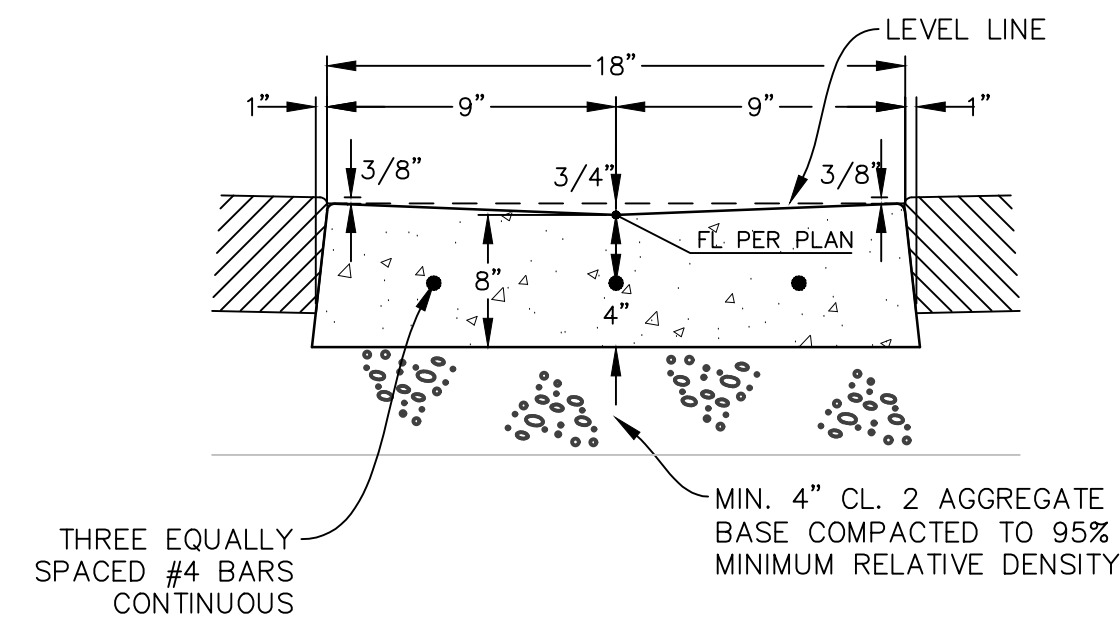
AREA DRAIN SUMP/BUBBLER DETAIL
NOT TO SCALE

AA
C102



BIO-RETENTION PLANTER OPENINGS DETAIL
NOT TO SCALE

BB
C102



CONCRETE RIBBON GUTTER
NOT TO SCALE

CC
C102



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12/12/2019	PLAN CHECK	By	Appd.
11/13/2019	HIC PDA		
9/18/2019	HIC SUBMITTAL		
8/30/2019	OWNER CHECK SET		
8/21/2018	PLANNING COMMISSION		
Y1MMDD	ISSUED		
		By	Appd.

Client/Project
THE TOWBES GROUP

PRELIMINARY SECTIONS
AT THE GRANADA PLAZA
SANTA BARBARA, CA

Submital
OWNER SET / DART

Permit-Seal



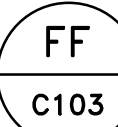
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CPW DWR BPH 12.20.19
Dwn Chtd Dgns Y1MMDD

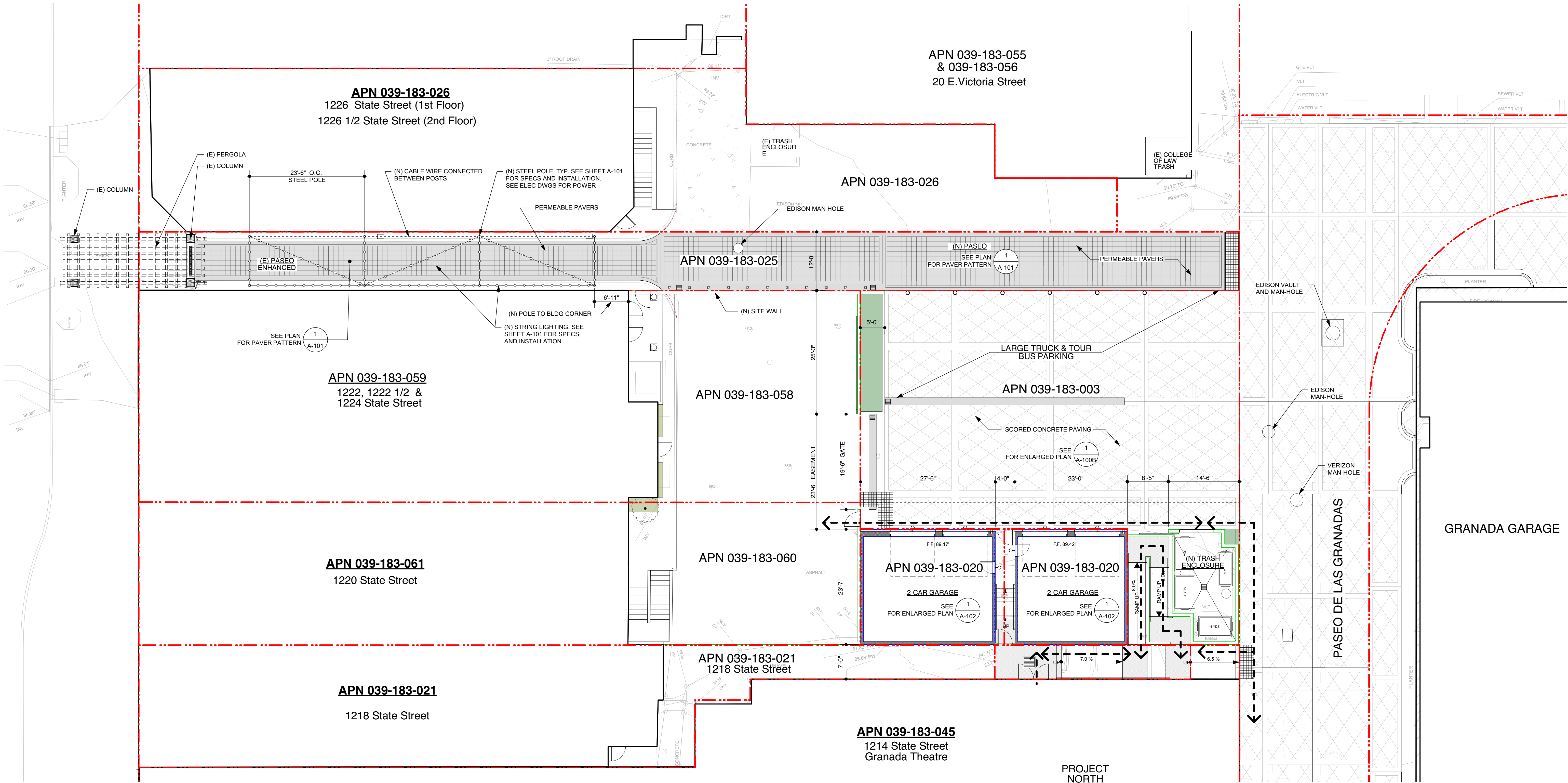
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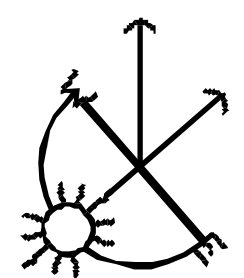
0 2 of 3



Revision		By	Appd.	Y/M/DD
	ISSUED	BH		Y/M/DD
	PLANNING COMMISSION	BH		5/21/2018
	OWNER CHECK SET	BH		5/30/2019
	HLC SUBMITAL	BH		9/18/2019
	HLC FID	BH		11/13/2019
	PLAN CHECK	BH		12/12/2019



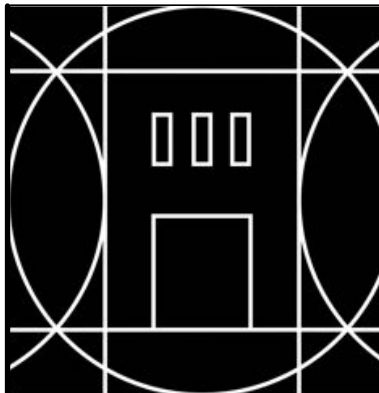
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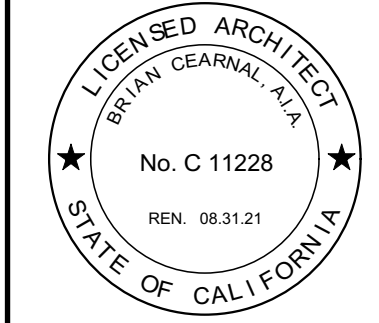
1 SITE PLAN

Scale: 1" = 10 ft

SITE LEGEND	
	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL, 5% MAX. SLOP
	BUILDING FOOTPRINT
	NEW PLANTER
	NEW WALL
	NEW PLASTER SITE WALL
	NEW LIGHT FIXTURE (PER ELEC DWGS)
	(N) PERMEABLE PAVERS (SEE 1/A-101)
	(N) CATCH BASIN (PER CIVIL DWGS)



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Proposed project for:
Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 15-001

CONTENTS:
MASTER SITE
PLAN

DRAWN BY: JH

CHECKED BY:

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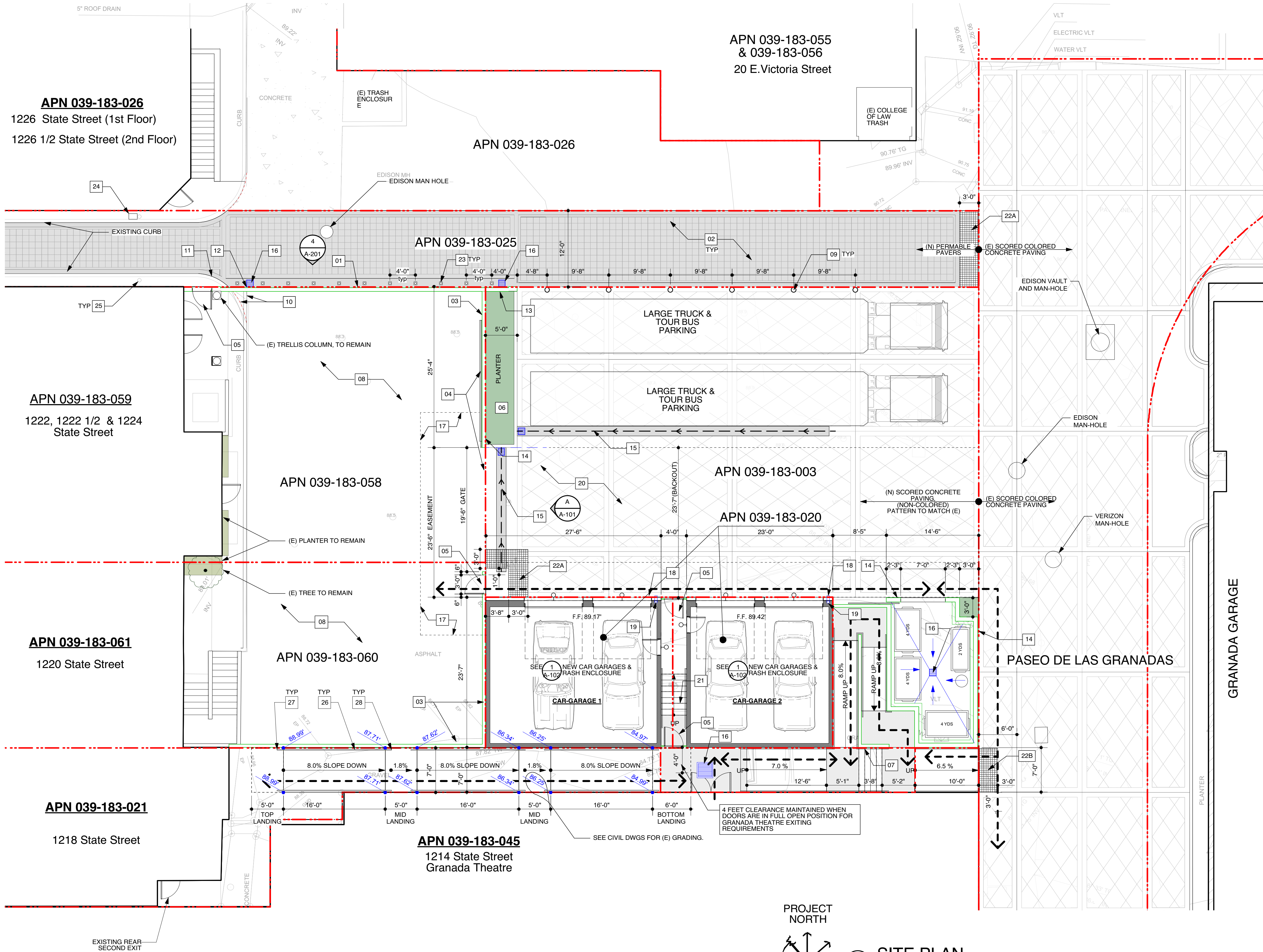
SUBMITTALS	
DATE	TYPE
8.21.18	Planning Commission
11.13.19	HLC PDA
12.18.19	HLC Final

ISSUE DATE: 12.18.2019

REVISIONS		
NO.	DATE	TYPE

A-100A

SHEET OF

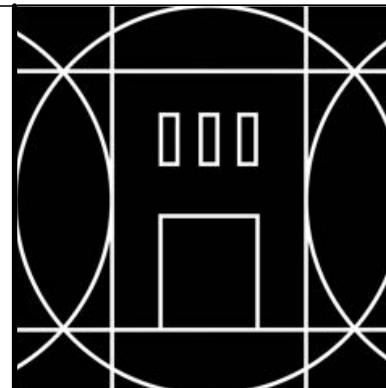


SITE NOTES

- (N) SITE WALL, 8'-0" AFF, WITH INTEGRATED LIGHTING FOR "ART" WALL. SEE ELEVATION 5/A-201, DETAIL 16/A-601 AND ELEC DWGS
- (N) PERMEABLE PAVERS, HYDROFLO-CLASSIC SERIES, "RED" COLOR, 4"X8" INSTALL PER CIVIL DWGS. SEE PLAN 1/A-101 FOR PAVES PATTERN
- (N) SITE WALL, 7'-6" AFF
- (N) 20" WROUGHT IRON GATE SLIDER.(GATE SHOWN IN FULL OPEN POSITION)
- 3'-0" WROUGHT IRON PEDESTRIAN GATE. SEE DETAIL 24/A-602
- (N) BIO-RETENTION PLANTER, SEE DETAIL B/C101
- (N) GUARDRAIL WALL, 42" AFF
- (E) ASPHALT CONCRETE PAVING TO REMAIN. (E) INFORMAL PARKING FOR 1220 1220 AND 1222 STATE STREET IS TO REMAIN
- (N) BOLLARDS WITH CHAINS & WITH INTEGRATED LIGHTING, INSTALL PER DETAIL 19/A-601. ALSO SEE ELECTRICAL DWGS. SEE BOLLARD CUT SHEET ON SHEET A-101
- RECONFIGURE (E) CURB, TO MERGE PERPENDICULAR TO (N) SITE WALL
- (E) CONCRETE CURB TO REMAIN, SAW CUT WHERE NEEDED TO ACCOMMODATE (N) SITE WALL
- OMIT BLOCK AT WALL AT GRADE TO ALLOW FOR DRAINAGE PER CIVIL DWGS
- ELEC. METER SCREENED BY WALL
- "NO PARKING" WALL-MOUNT SIGN
- RIBBON GUTTER PER CIVIL DWGS
- (N) CATCH BASIN PER CIVIL DWGS
- REMOVE/REPLACE (E) ASPHALT PAVEMENT WITH (N) PER CIVIL DWGS
- STORM DRAIN SCUPPER FROM WALL TO DISCHARGE ONTO RIBBON GUTTER
- INTERNAL STORM WATER LINE FROM ROOF
- (N) SCORED CONCRETE PAVING (COLORED), PATTERN TO MATCH (E) INCRETE SYSTEMS, COLOR-CRETE SAN JOSE BUFF C0715/1.5
- (N) CONCRETE STAIRS PER DETAIL 14/A-601
- 36" DETECTABLE WARNING (TRUNCATED DOMES PER CCR., 11B-247.1.2.5) PANELS, RECESSED ONTO CONCRETE PAVING SURFACE. SEE DETAIL 21/A-602.
- 36" DETECTABLE WARNING (TRUNCATED DOMES PER CCR., 11B-247.1.2.5) PANELS. (E) CONCRETE SURFACE TO BE GRINDED TO ALLOW THE PANELS TO BE RECESSED & FLUSH WITH ITS SURROUNDINGS. SEE DETAIL 21/A-602
- (N) LIGHT FIXTURE, RECESSED AT GROUND PER ELEC DWGS. SEE DTL 22/A-602 RECESSED LIGHTING IS TO BE MAINTAINED BY THE DEVELOPER.
- (N) J-BOX TO BE RECESSED AT CONCRETE SURFACE PER ELEC DWGS
- (N) 11 FT POLE FOR STRING LIGHTING SUPPORT. SEE SHEET A-101 FOR SPECS AND SHEET A-100A FOR LOCATIONS
- (N) WROUGHT IRON HANDRAIL. CROSS SECTION TO COMPLY WITH ACCESSIBILITY STANDARDS PER DETAIL 23/A-602
- (N) HANDRAIL, 12" EXTENSION AT TOP LANDING, PER DETAIL 23/A-602
- (N) HANDRAIL, 12" EXTENSION AT BOTTOM LANDING, PER DETAIL 23/A-602
- (N) HANDRAIL, 12" EXTENSION AT BOTTOM LANDING, PER DETAIL 23/A-602

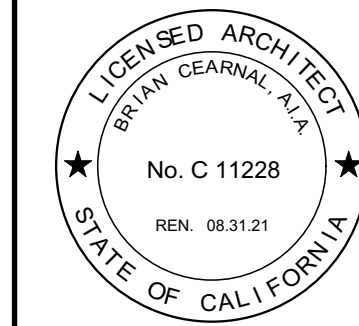
SITE LEGEND

- | | |
|--|---|
| | PROPERTY LINE |
| | ACCESSIBLE PATH OF TRAVEL, 5% MAX. SLOP |
| | BUILDING FOOTPRINT |
| | NEW PLANTER |
| | NEW WALL |
| | NEW PLASTER SITE WALL |
| | NEW LIGHT FIXTURE (PER ELEC DWGS) |
| | (N) PERMEABLE PAVERS (SEE 1/A-101) |
| | (N) CATCH BASIN (PER CIVIL DWGS) |



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Proposed project for:

Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 15-001

CONTENTS:
SITE PLAN

DRAWN BY: JH

CHECKED BY:

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SUBMITTALS

DATE	TYPE
8.21.18	Planning Commission
11.13.19	HLC PDA
12.18.19	HLC Final

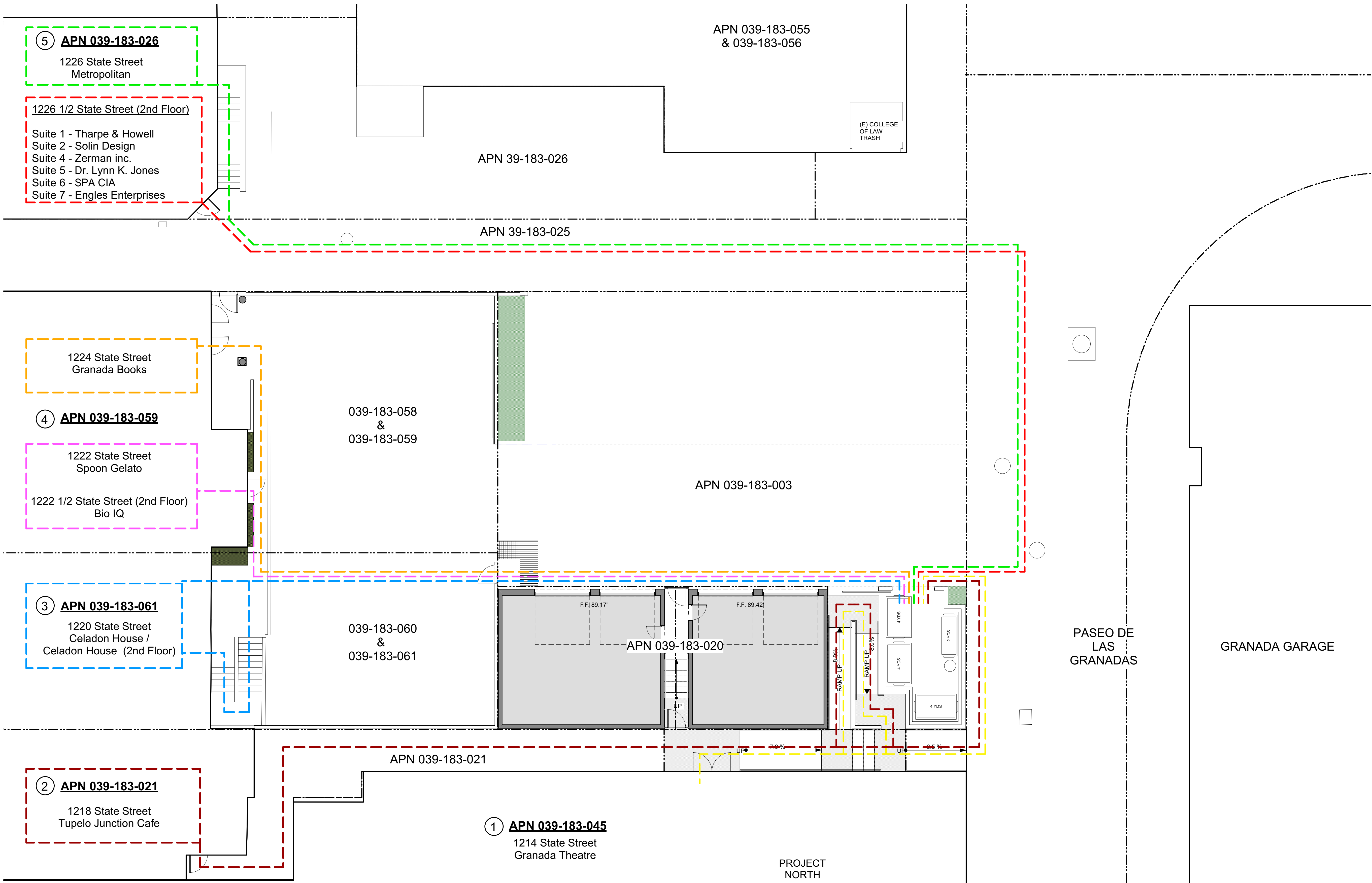
ISSUE DATE: 12.18.2019

REVISIONS

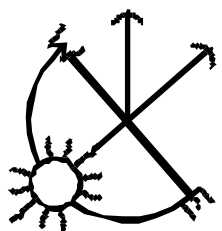
NO.	DATE	TYPE

A-100B

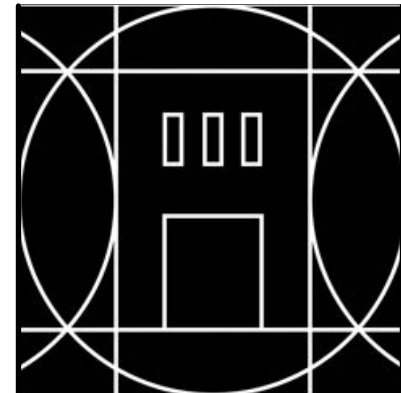
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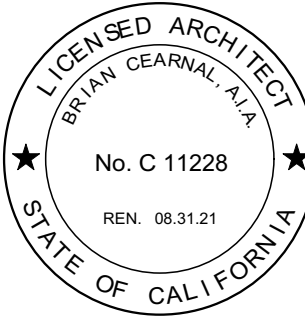
PROJECT
NORTH



1 Site Plan - Trash Enclosure Access From Tenants
Scale: 1/8" = 1'-0"



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Proposed project for:
Granada Plaza
1214 State Street
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JOB NUMBER: 15-001

CONTENTS:
CIRCULATION PLAN
TRASH ACCESS

DRAWN BY: RS

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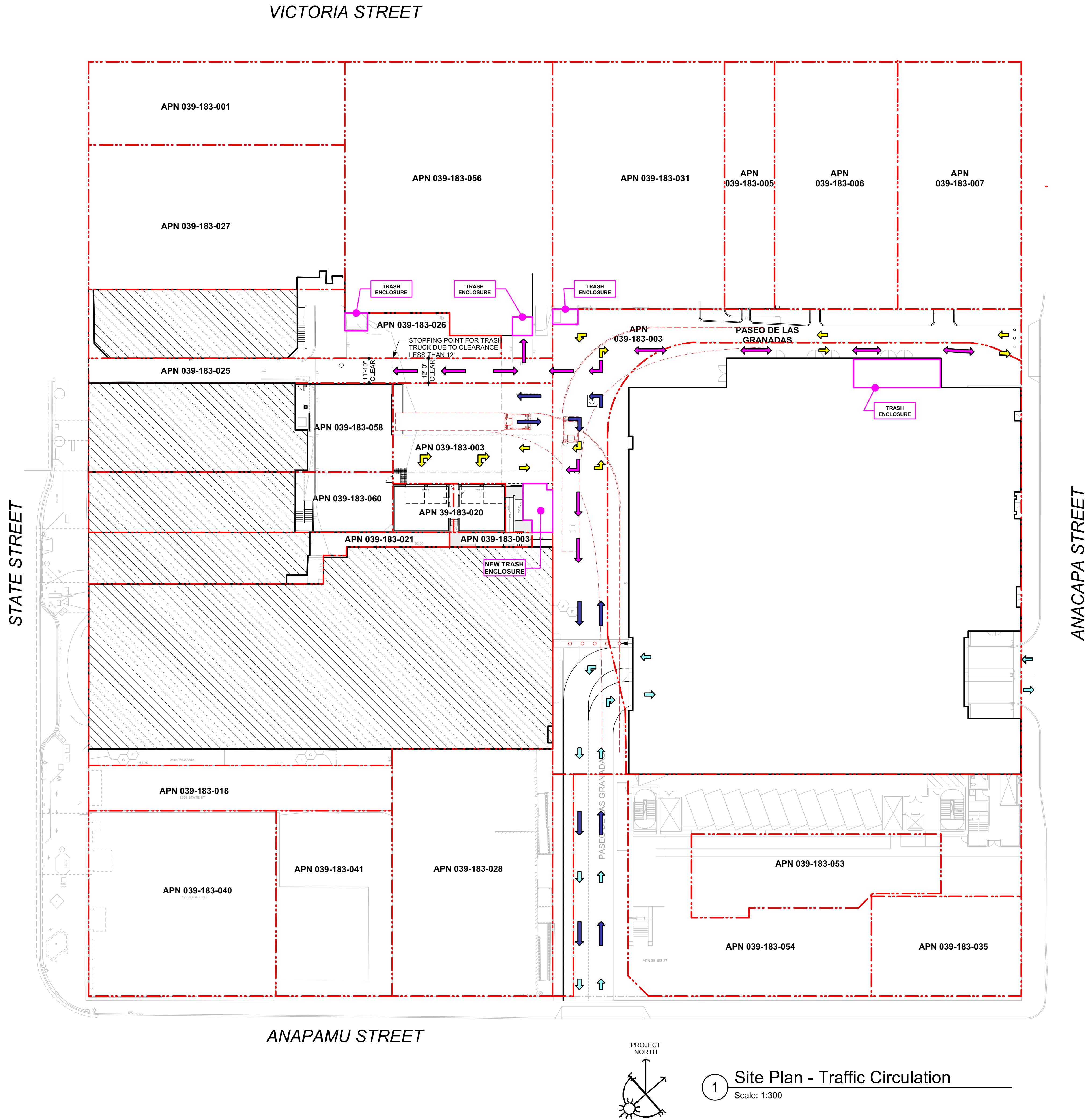
ISSUE DATE: 12.18.2019

REVISIONS

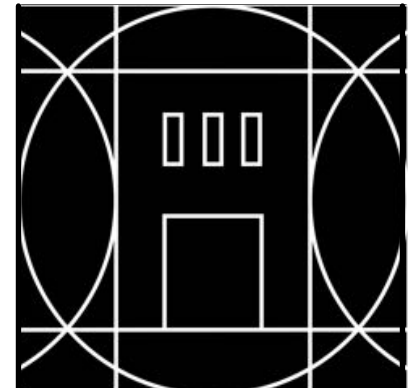
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A-100C

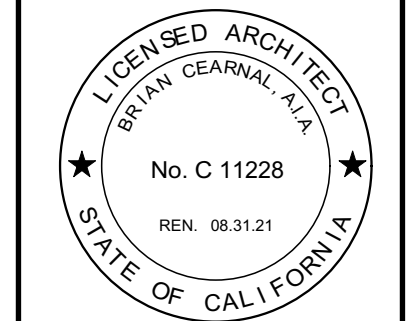
SHEET OF



TRAFFIC DIAGRAM LEGEND



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Proposed project for:
Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 15-001

CONTENTS:
CIRCULATION PLAN
TRAFFIC CIRCULATION

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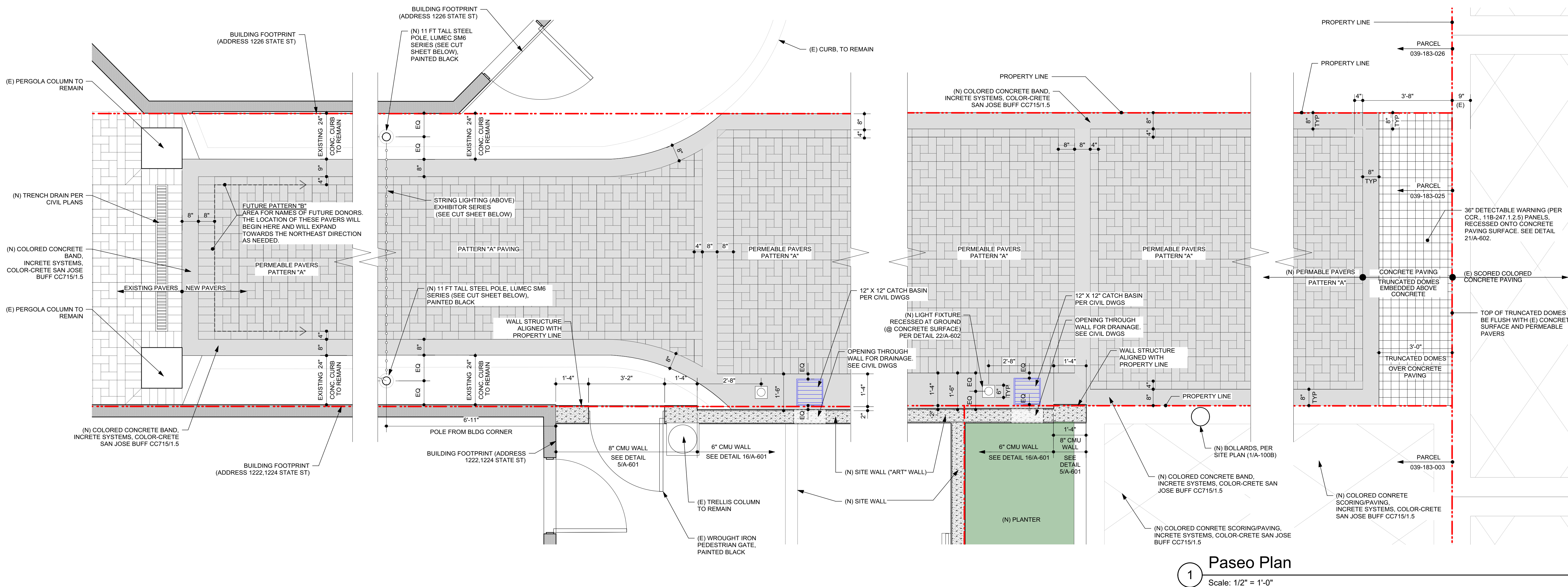
ISSUE DATE: 12.18.2019

REVISIONS

NO.	DATE	TYPE

A-100D

SHEET OF



(N) BOLLARDS W/ CHAINS AT PASEO. (SEE DTL 19/A-601)

NTC

Cadena 69 - 35" Tall Round Steel Bollard With Chain

PRODUCT INFORMATION

Housing: Durable steel constructed decorative bollard that measures in at 35 inches in height. Available in different powdercoat color finishes.

LED: Array Lumens: 1,414, 2,995 CRI: 83 CCT: 3000K, 4000K, 5000K Rated Life: 50,000 Hours 5-Year Warranty Aluminum Boards

Driver: Electronic Driver, 120V-277V, 50/60Hz; Dimmable Driver

Listing & Rating: CSA- Listed for wet locations IP65

Options: Chain Option

Mounting: Concrete Insert Anchor into Existing Concrete OR Anchor Casting into New Poured Concrete

Wattage: Array: 15W 30W

Ordering Example: 8915-15U-3K-C-BK-EC-CH

ORDERING INFORMATION

Model	Wattage	Bollard	CCT	Lens	Powdercoat Finish	Mounting	Options
Cadena 69 (6915)	15 - 15W 30 - 30W	U - 120-277V	3K - 3000K 4K - 4000K 5K - 5000K	C - Clear Lens F - Frosted Lens	BK - Black BZ - Bronze G - Grey W - White CC - Custom (Specify)	EC - Anchor Existing Concrete IC - Anchor New Concrete	CH - Chain

STRING LIGHTING MOUNT @ STEEL POST W/ CAP

SM6 - Round Steel Bottleneck Pole

LUMEC
by @ignify

Outdoor

Poles and Brackets

SM6
Round Steel Bottleneck Pole

STRING LIGHTING FIXTURE

TOKSTAR LIGHTING INC.
1011 S. DEVERLYN LANE
SAN JOSE, CA 95128
TEL: 714.772.7000 FAX: 714.772.7014
www.tokstarlighting.com

EXHIBITOR SERIES SUBMITTAL

CATALOG#	PITCH	MAXIMUM LENGTH
EX-BK-WHT-LED-2000	18" x 200"	200"
EX-BK-WHT-LED-4000	18" x 400"	400"
EX-BK-WHT-LED-6000	18" x 600"	600"
EX-BK-WHT-LED-8000	18" x 800"	800"

0.45 WATT EX-LED 24VAC/200mA

PART#	LED CODE	COLOR	LUMEN	WAVELENGTH (K)
EX-WHT	WHT	WARM WHITE	7.0lm	2800K
EX-WHT	WHT	WHITE	7.0lm	6500K
EX-BL	BL	BLUE	1.5lm	460nm
EX-GR	GR	GREEN	3.5lm	520nm
EX-OR	OR	ORANGE	2.5lm	590nm
EX-PL	PL	PURPLE	2.5lm	430nm
EX-RED	RED	RED	2.5lm	630nm
EX-YG	YG	YELLOW-GREEN	5.0lm	555nm

CABLE COLOR CODE: BK=BLACK, WH=WHITE

EXHIBITOR SERIES SUBMITTAL	NO.	PART	MATERIAL
CATALOG# (LED CODE)	1	LED	SOLID-STATE LED
DATE: JANUARY 2, 2021	2	GLOBE	POLYCARBONATE
DRAWN BY: R. GORDON	3	SOCKET	PBT
SCALE: 1/2"	4	#12 AWG WIRE	PVC WITH PLATED COPPER CONDUCTOR
WEIGHT: 0.45gms PER SOCKET	5	END CAP	PVC

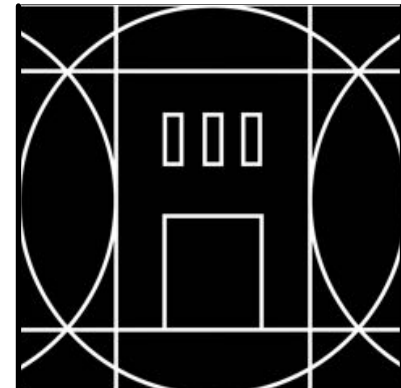
PERMEABLE PAVER & PATTERN

PERMEABLE PAVER; HYDRO-FLO CLASSIC HOLLAND SERIES, RED COLOR

PATTERN "A"

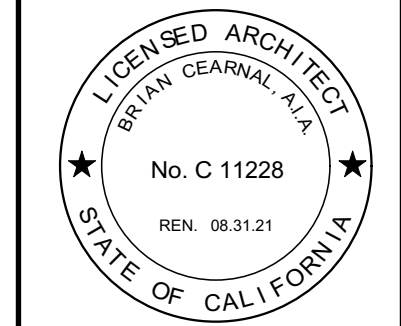
PATTERN "B"

(E) PAVER IS TO BE REMOVED AND/OR REPLACED AS NEEDED FOR NEW PAVER WITH DONOR NAME. THE DONOR'S PAVER WILL VARY IN SIZE FROM 4X4, 4X8 OR 8X8.



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Proposed project for:

Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 15-001

CONTENTS:

PASEO PLAN

DRAWN BY: RS

CHECKED BY:

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SUBMITTALS

DATE TYPE

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12.18.19 HLC Final

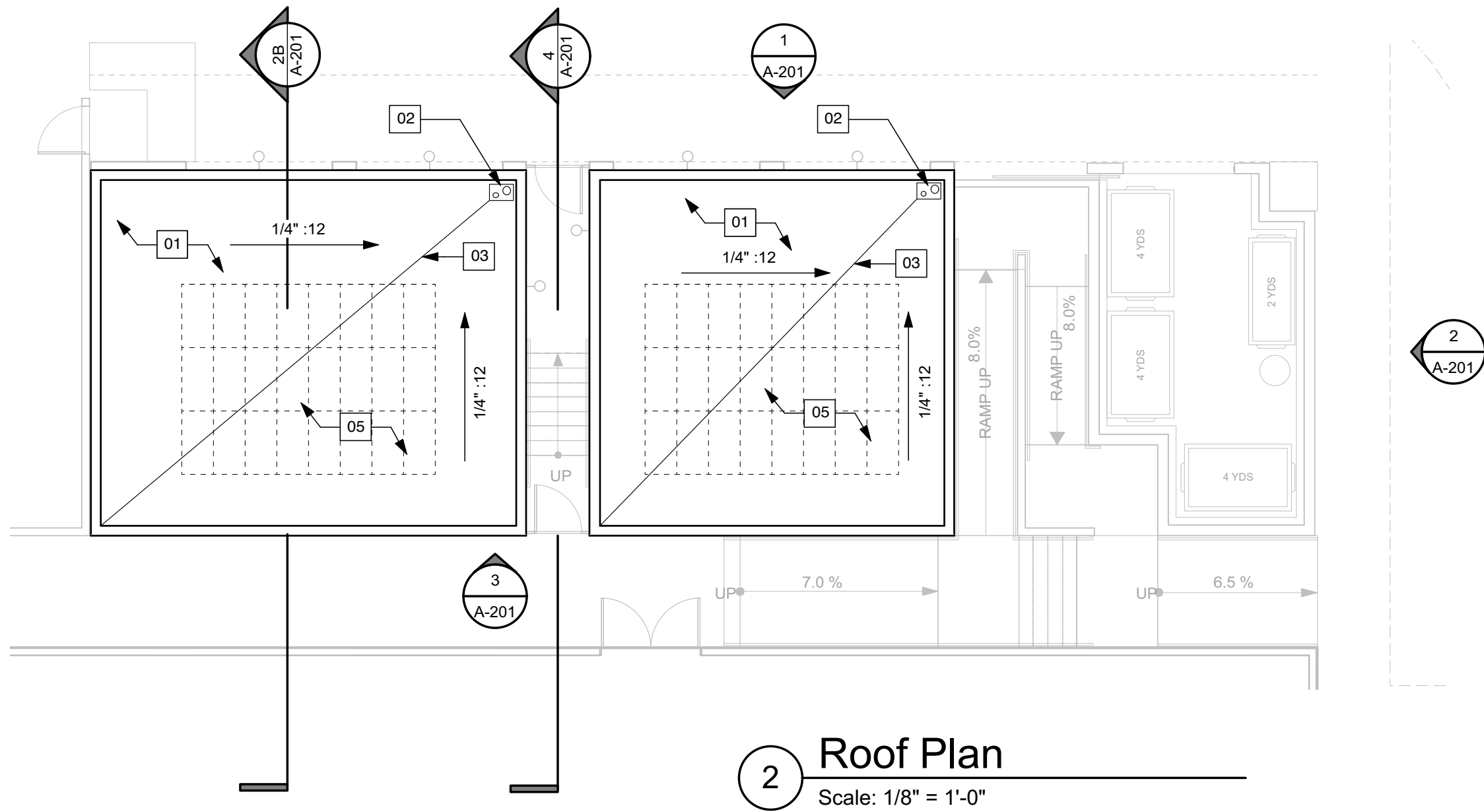
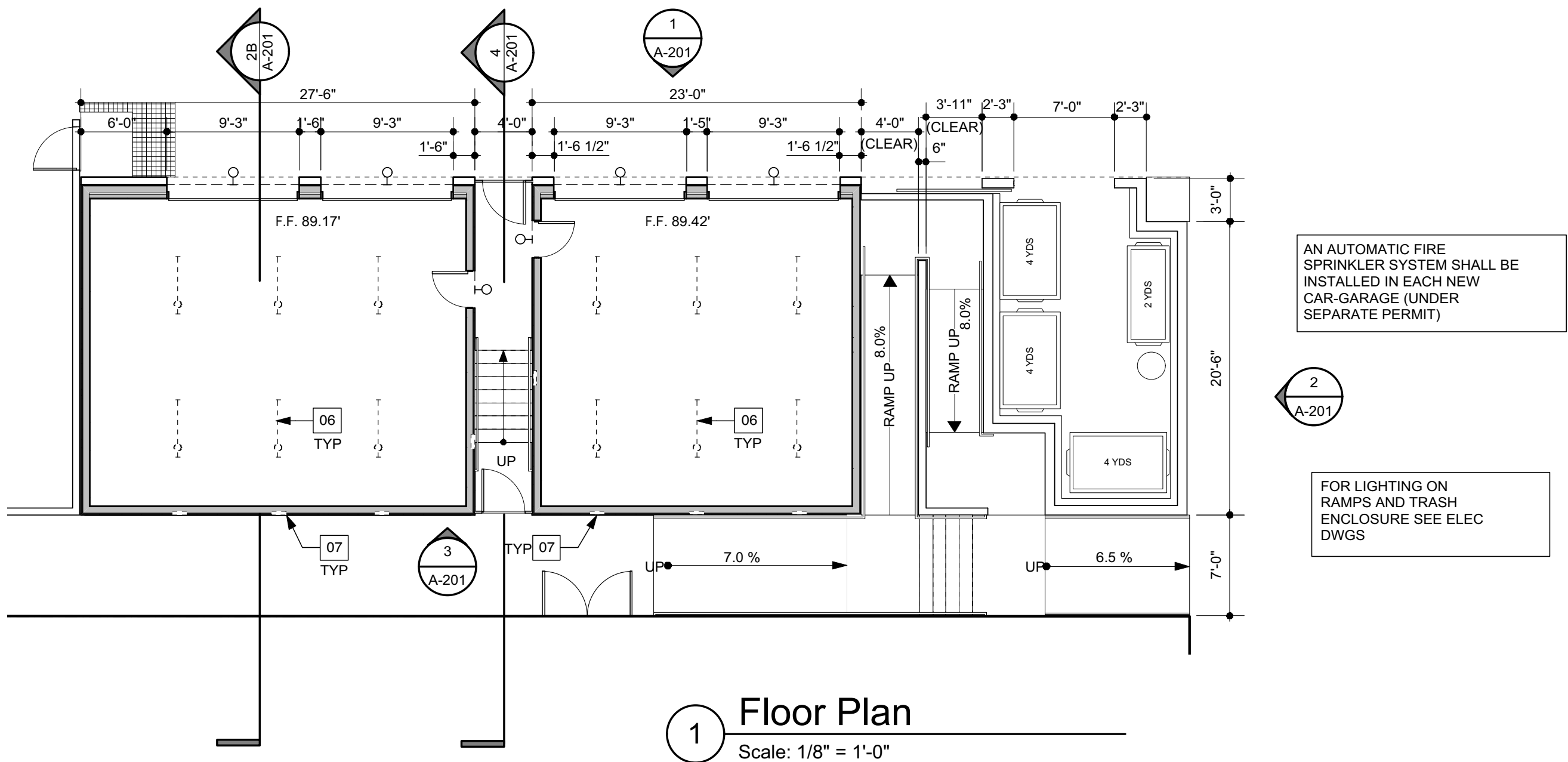
ISSUE DATE: 12.18.2019

REVISIONS

NO.	DATE	TYPE

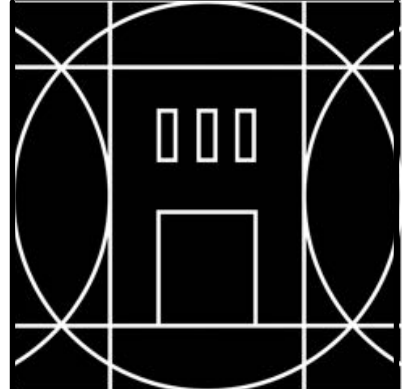
A-101

SHEET OF



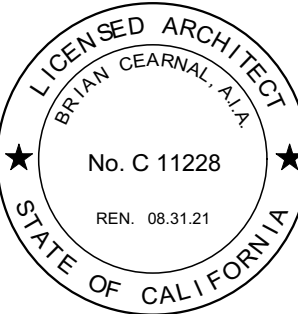
CAR GARAGE NOTES

- 01 (N) SINGLE-PLY PVC ROOFING
- 02 INSTALL ROOF DRAIN PER DETAIL 27/A-602. CONNECT INTERIOR STORM DRAIN PIPE TO (N) STORM WATER PIPE PER CIVIL DWGS.
- 03 ROOF CRICKET PER DETAIL 26/A-602
- 04 ROOF PARAPET PER DETAIL 2/A-601
- 05 0FUTURE SOLAR PANELS
- 06 FLUORESCENT LIGHT STRIP (ABOVE, TYP.) PER ELECTRICAL DWGS
- 07 STEP LIGHTING RECESSED IN CONCRETE RETAINING WALL PER ELEC DWGS.



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Proposed project for:

Granada Plaza
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JOB NUMBER: 15-001

CONTENTS:
CAR GARAGES
FLOOR & ROOF PLAN

DRAWN BY: RS

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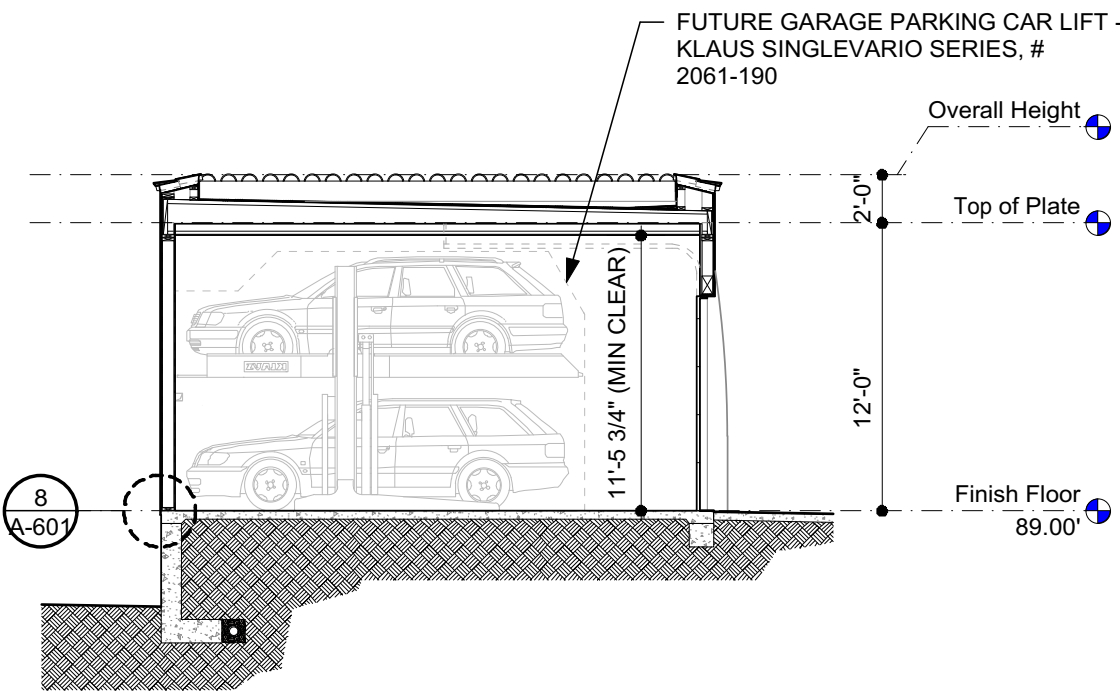
ISSUE DATE: 12.18.2019

REVISIONS

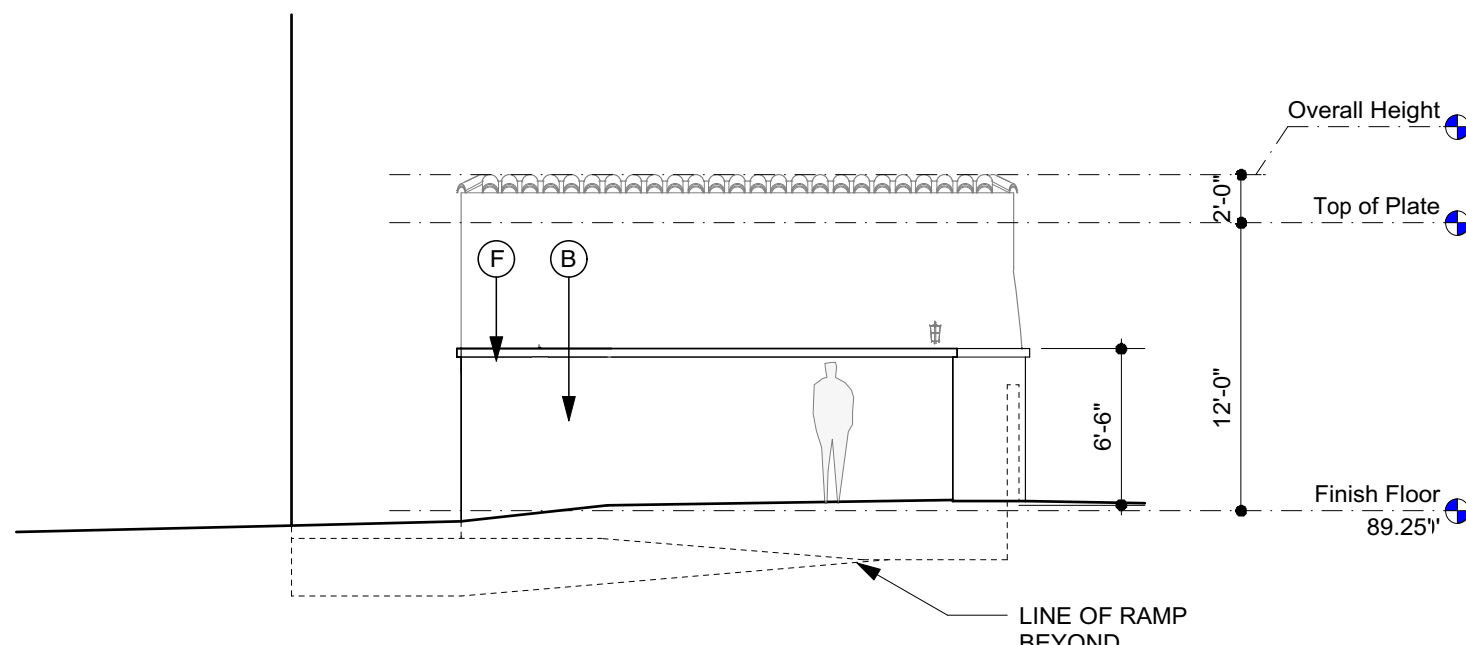
NO. DATE TYPE

A-102

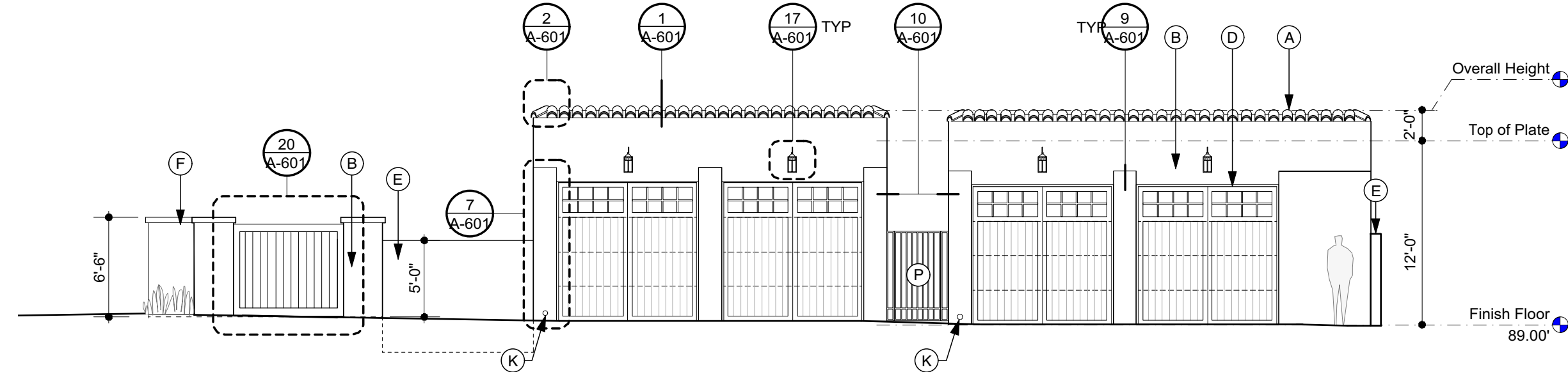
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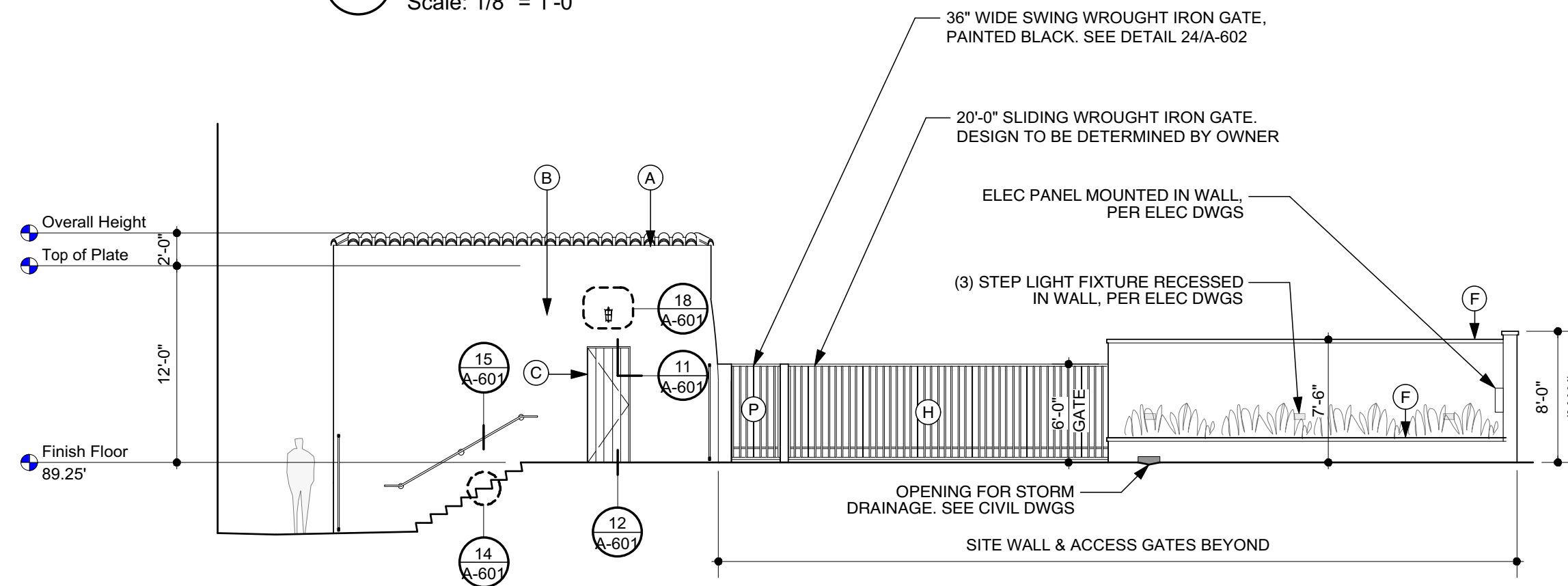
2B Building Section
Scale: 1/8" = 1'-0"



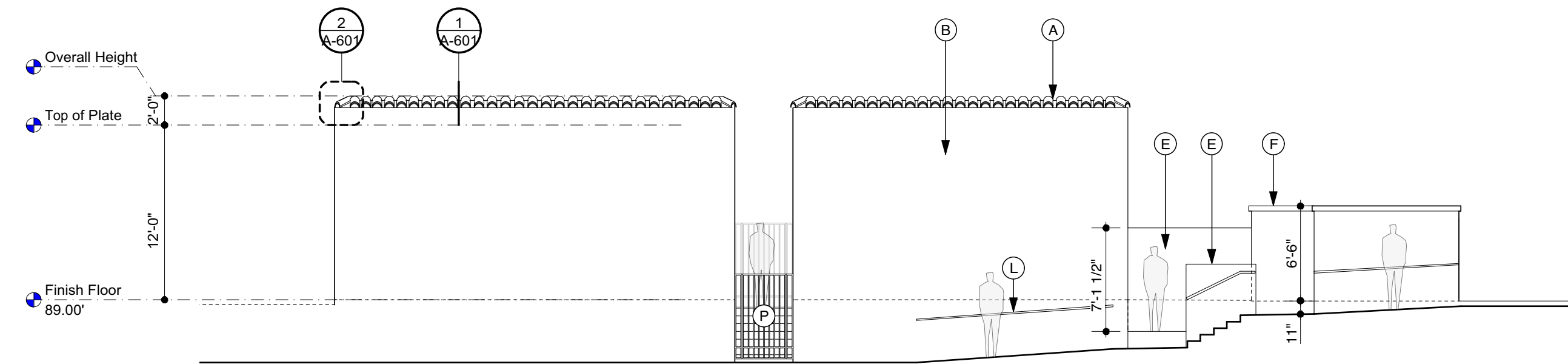
2 East Elevation
Scale: 1/8" = 1'-0"



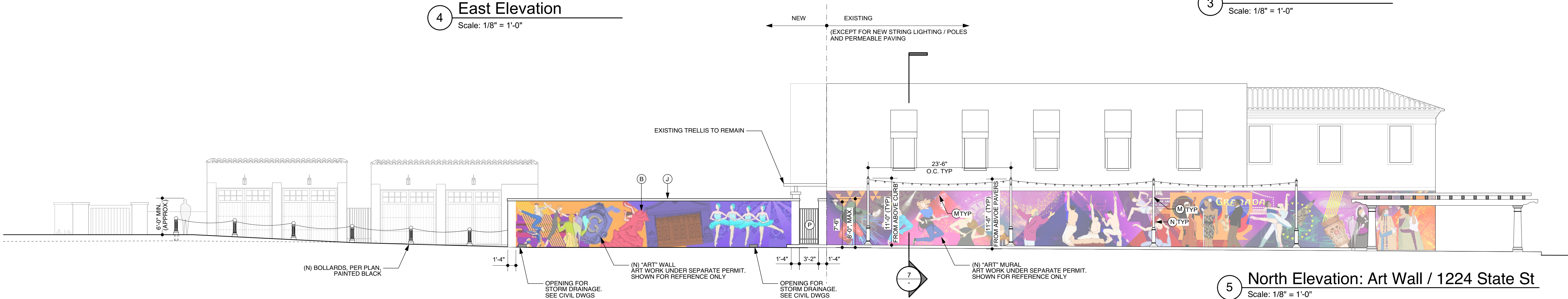
1 North Elevation
Scale: 1/8" = 1'-0"



4 East Elevation
Scale: 1/8" = 1'-0"



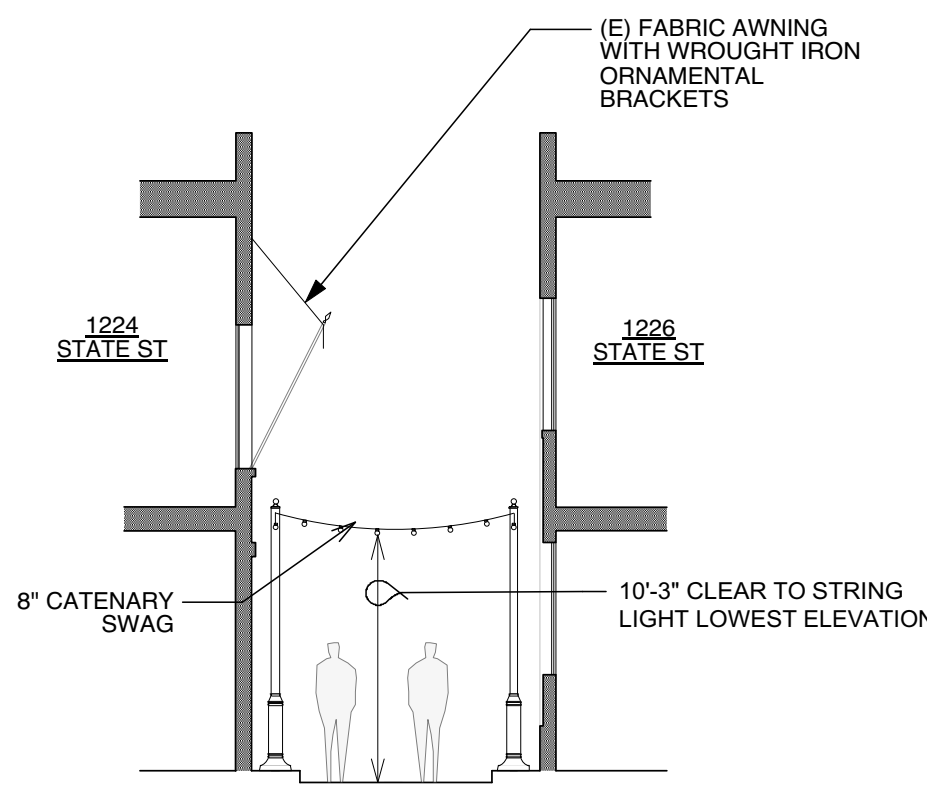
3 South Elevation
Scale: 1/8" = 1'-0"



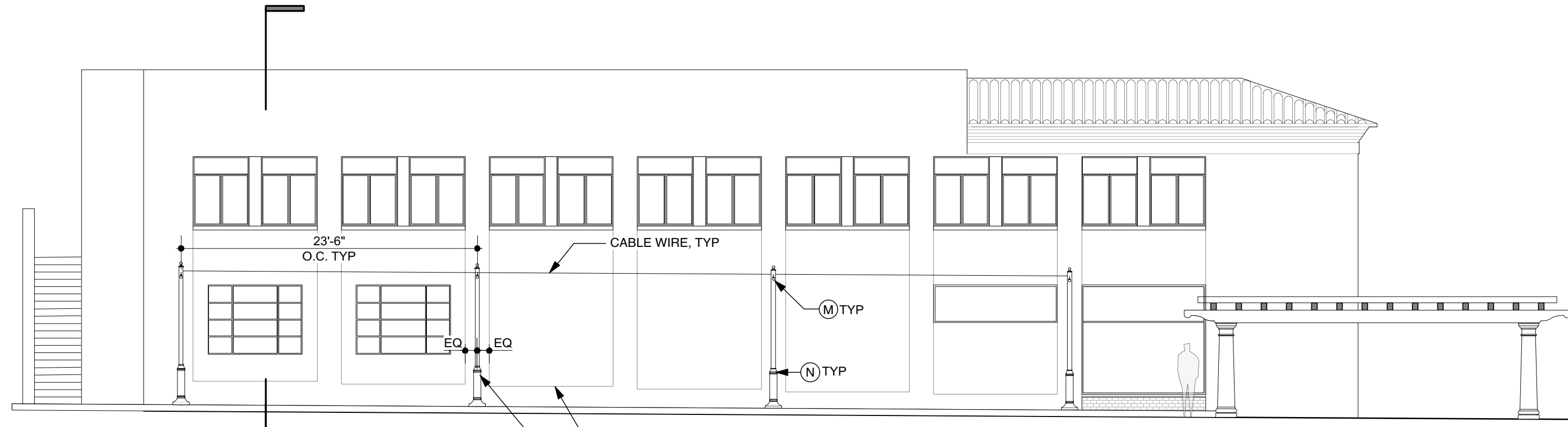
5 North Elevation: Art Wall / 1224 State St
Scale: 1/8" = 1'-0"

TYPICAL FINISHES & COLORS

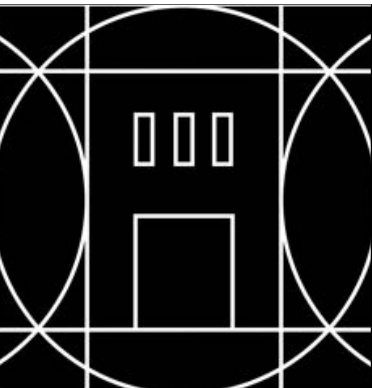
- ROOF TILE: (A) Two-Piece Clay Tile (Redlands, Baja Mission Sandcast 4000 Series, Terra Antigua Blend)
- EXT. WALLS 1: (B) 7/8" 3-Coat Cement Plaster, Smooth Troweled, Painted (Frazee #1047W Dear Feather)
- WOOD DOOR: (C) Architectural Traditions, Plank Door, Style: Rustic Old World
- GARAGE DOOR: (D) Sunwood Doors, Style: Franciscan, Stained
- PARAPET 1: (E) 7/8" 3-Coat Cement Plaster, Smooth Troweled, Painted (Frazee #1047W Dear Feather), per detail 3/A-601
- PARAPET 2: (F) Santa Barbara Sandstone, per detail 5/A-601
- PARAPET 3: (G) 2" Terra Cotta Tile Cap, per detail 4/A-601
- SLIDING GATE: (H) Wrought Iron, Painted black (Frazee #CL3217N, Top Soil)
- PARAPET 4: (J) Santa Barbara Sandstone Cap w/ recessed indirect lighting per detail 16/A-601.
- STORM DRAIN SCUPPER: (K) 4" Diameter, Terra Cotta Tile Pipe
- HANDRAILS: (L) Wrought Iron, Painted black (Frazee #CL3217N, Top Soil)
- STRING LIGHTING (M) Exhibitor Series
- 11 FT TALL STEEL POLE (N) Lumec, SM6 series, Painted Black
- LIGHT FIXTURE (O) Not Used
- PEDESTRIAN GATE (P) Wrought Iron, Painted black (Frazee #CL3217N, Top Soil). See detail 24/A-602



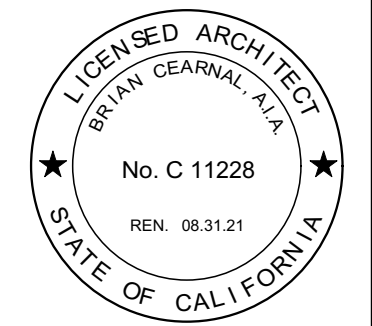
7 Paseo Section
Scale: 1/8" = 1'-0"



6 South Elevation (Mirrored): 1226 State St
Scale: 1/8" = 1'-0"



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Proposed project for:

Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 15-001

CONTENTS:
ELEVATIONS
& SECTIONS

DRAWN BY: RS

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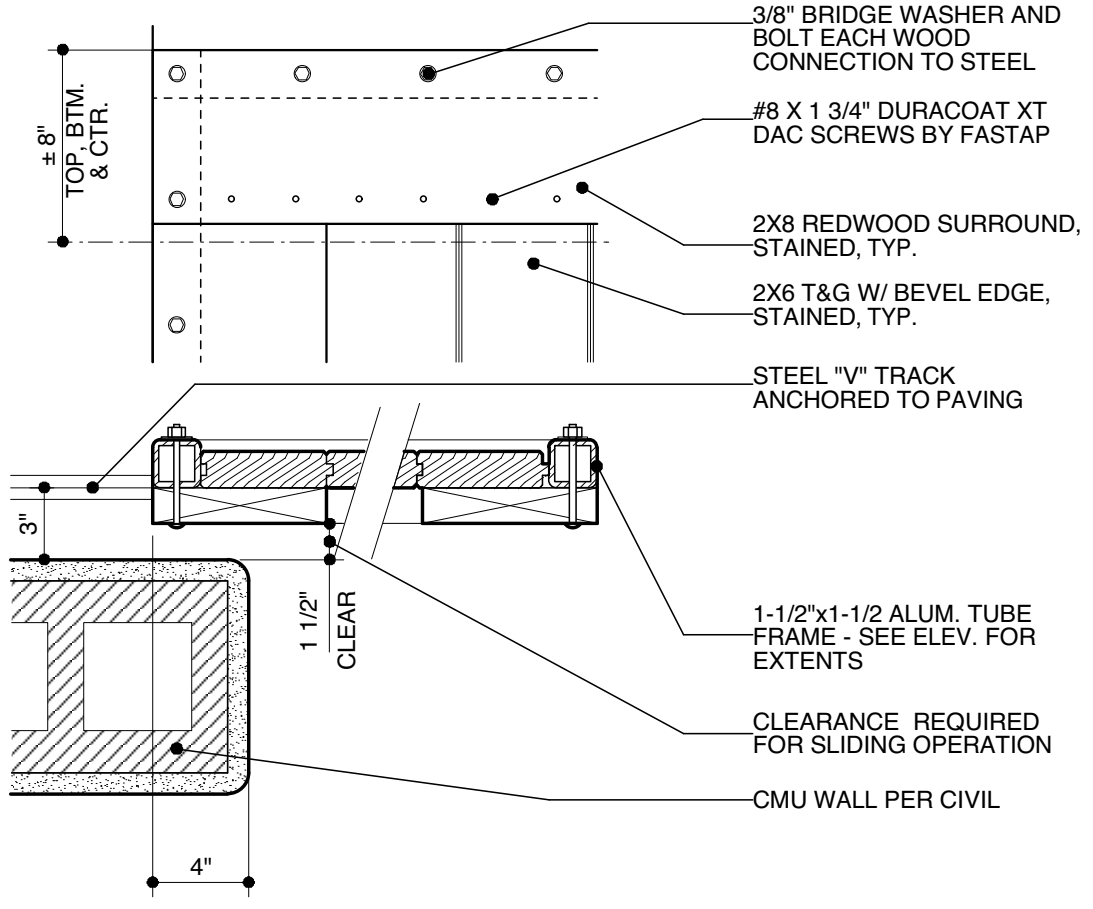
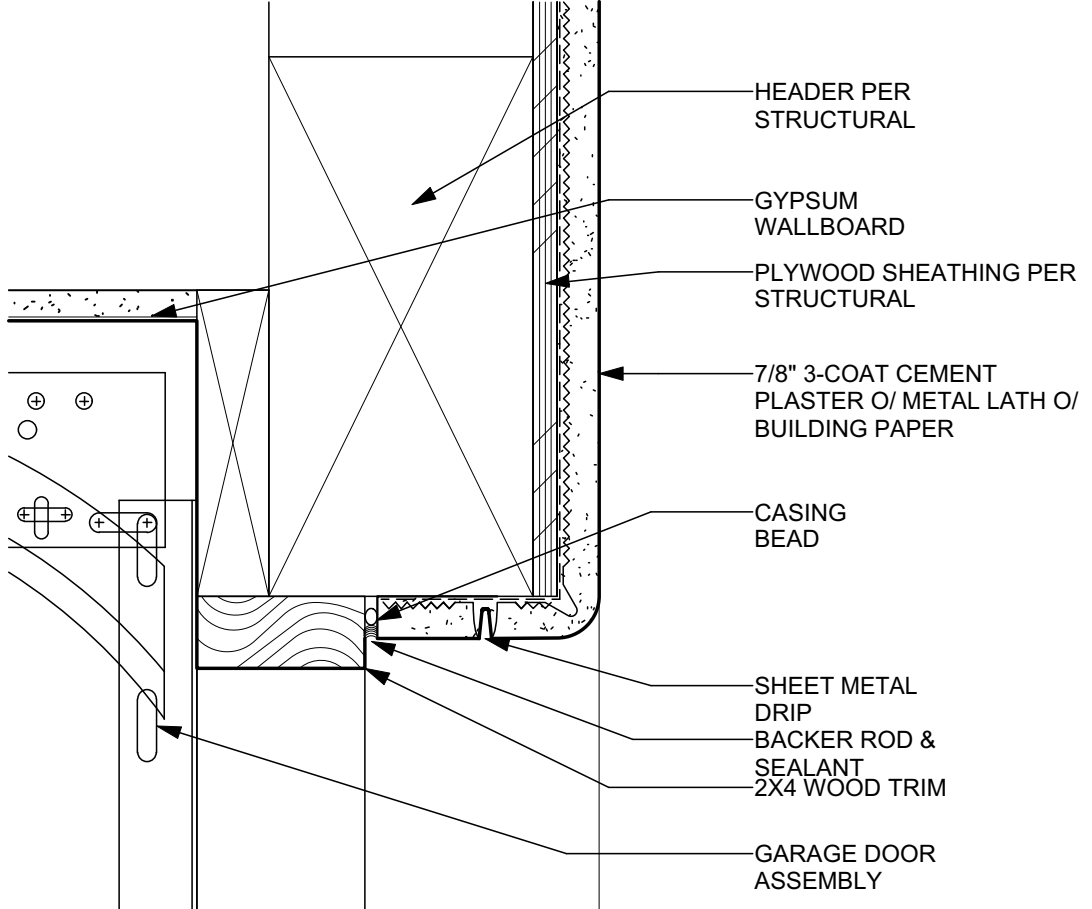
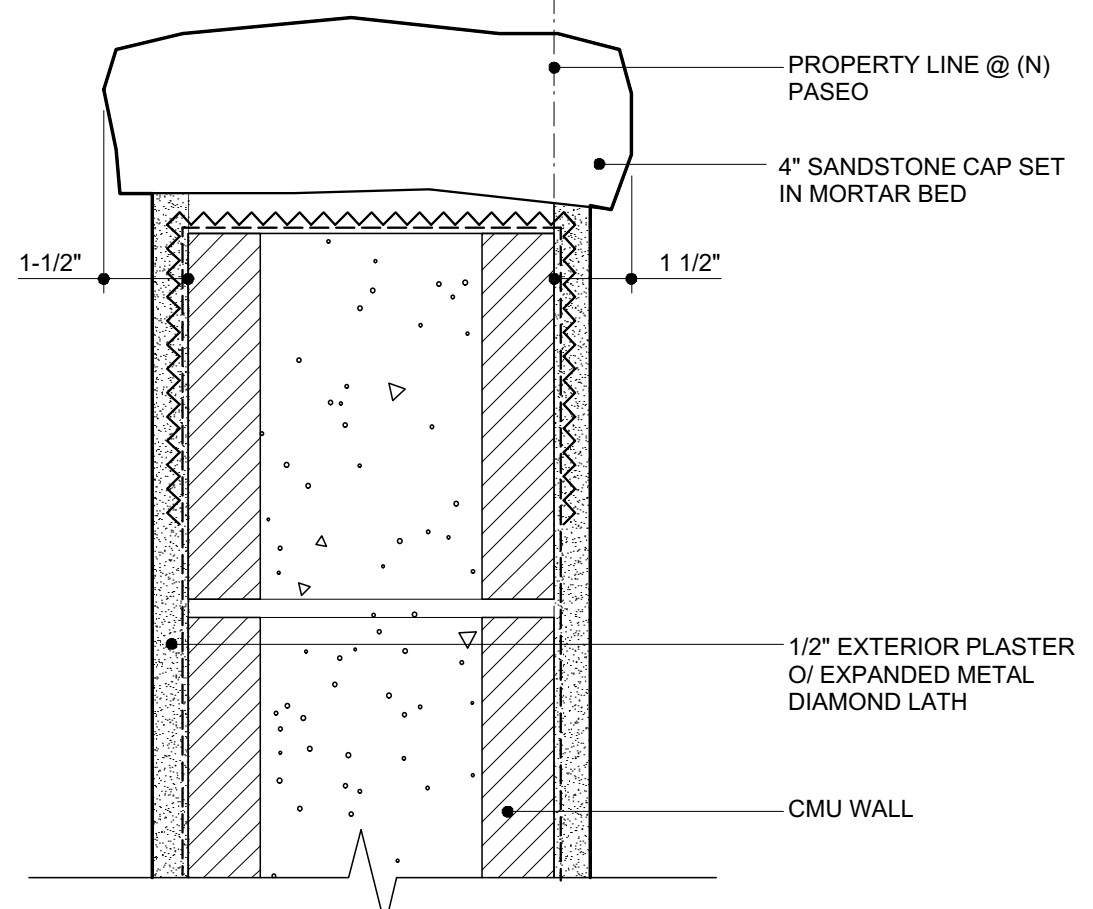
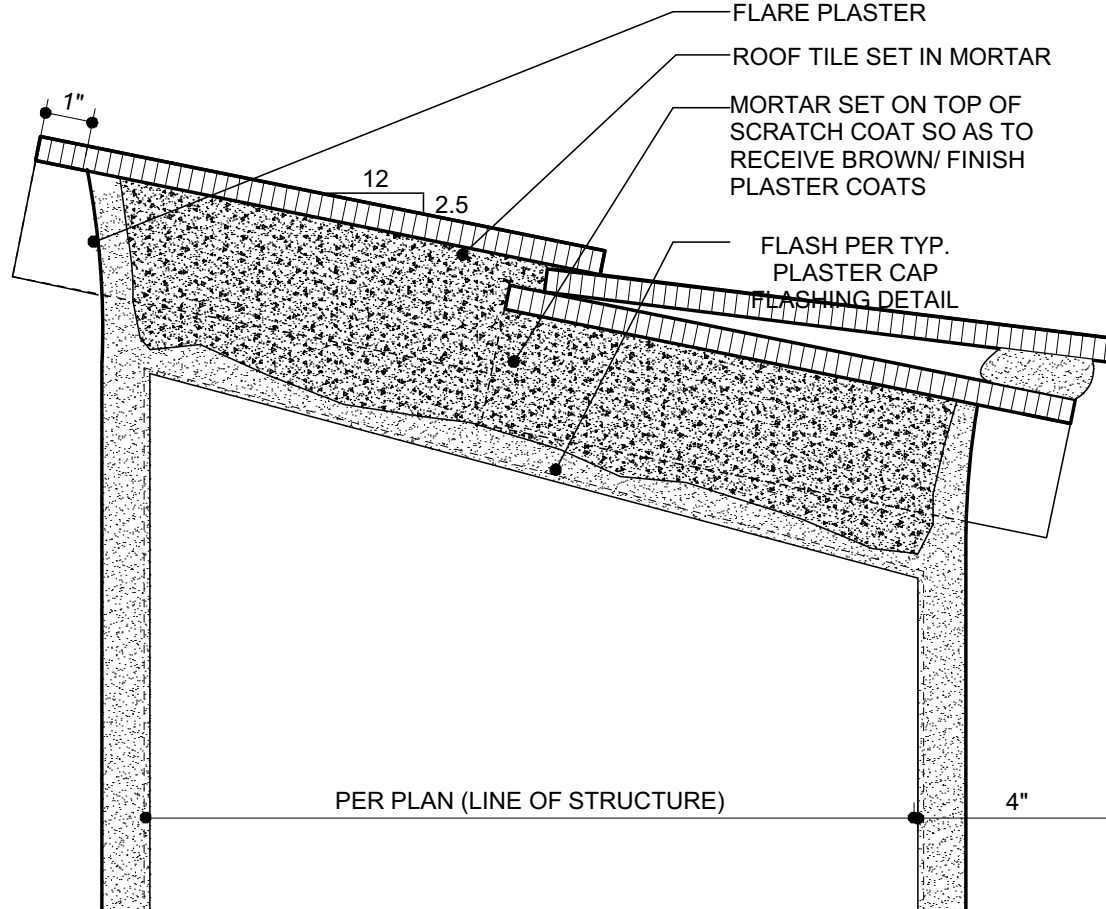

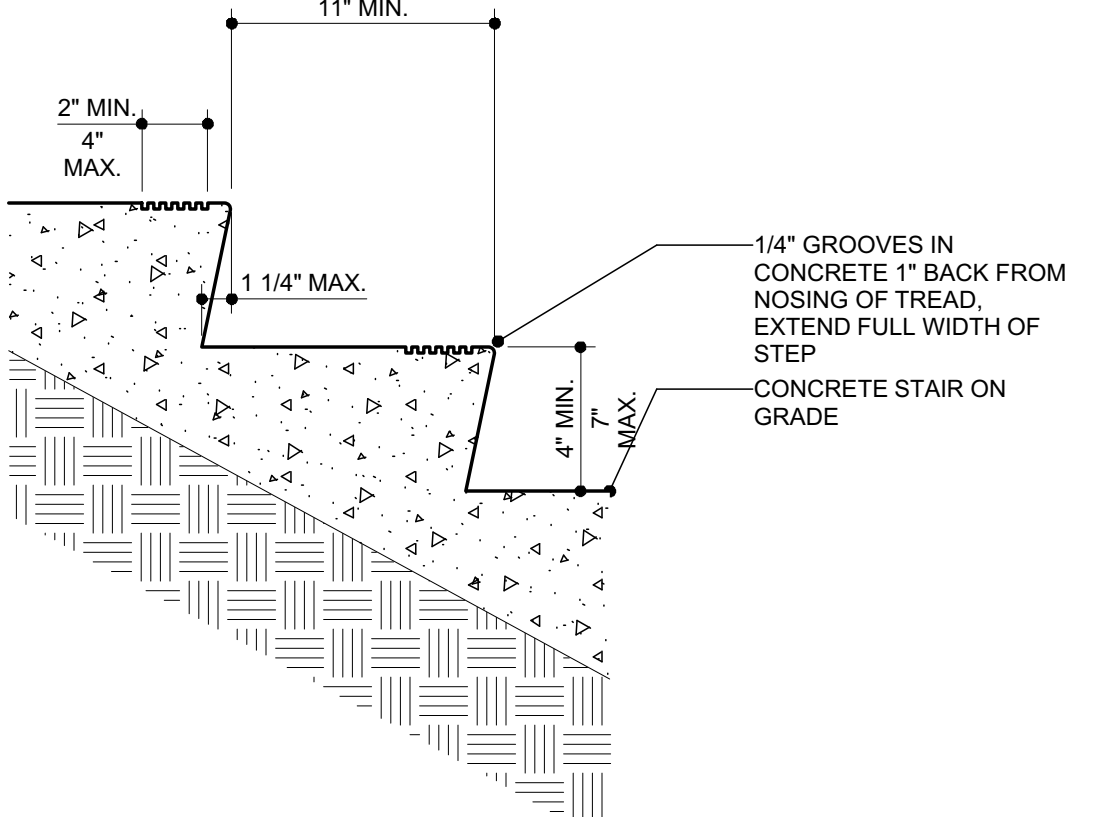
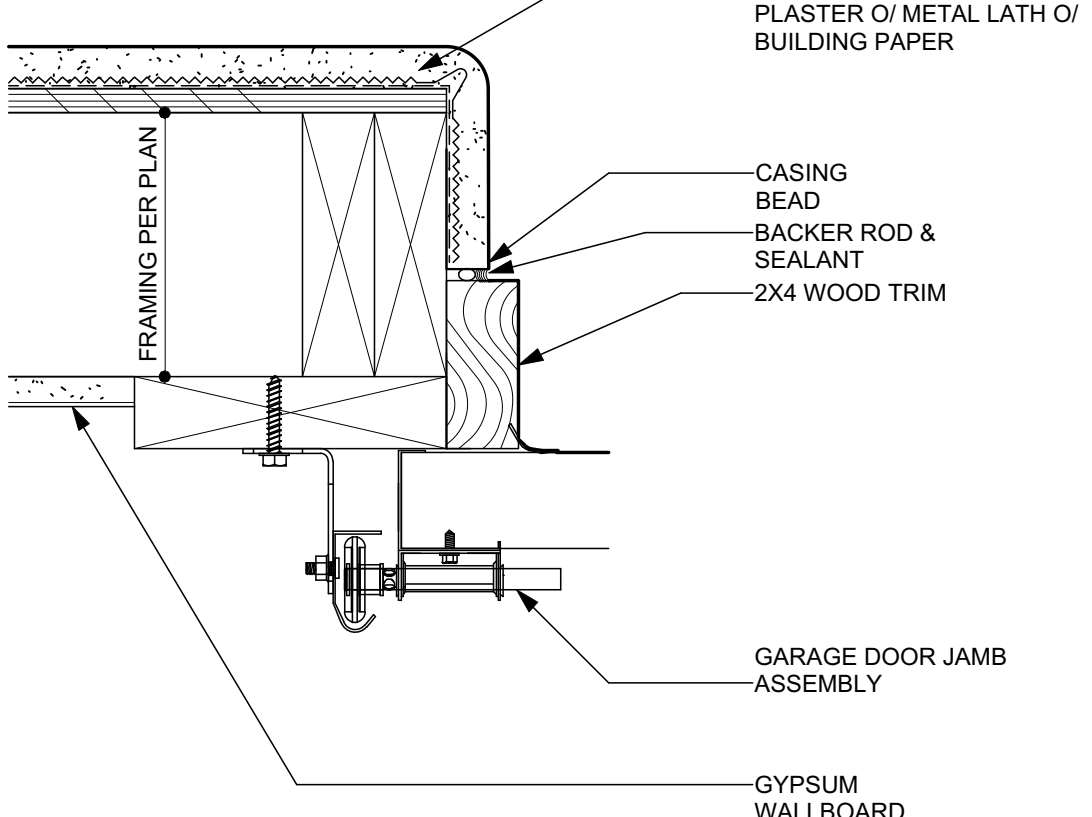
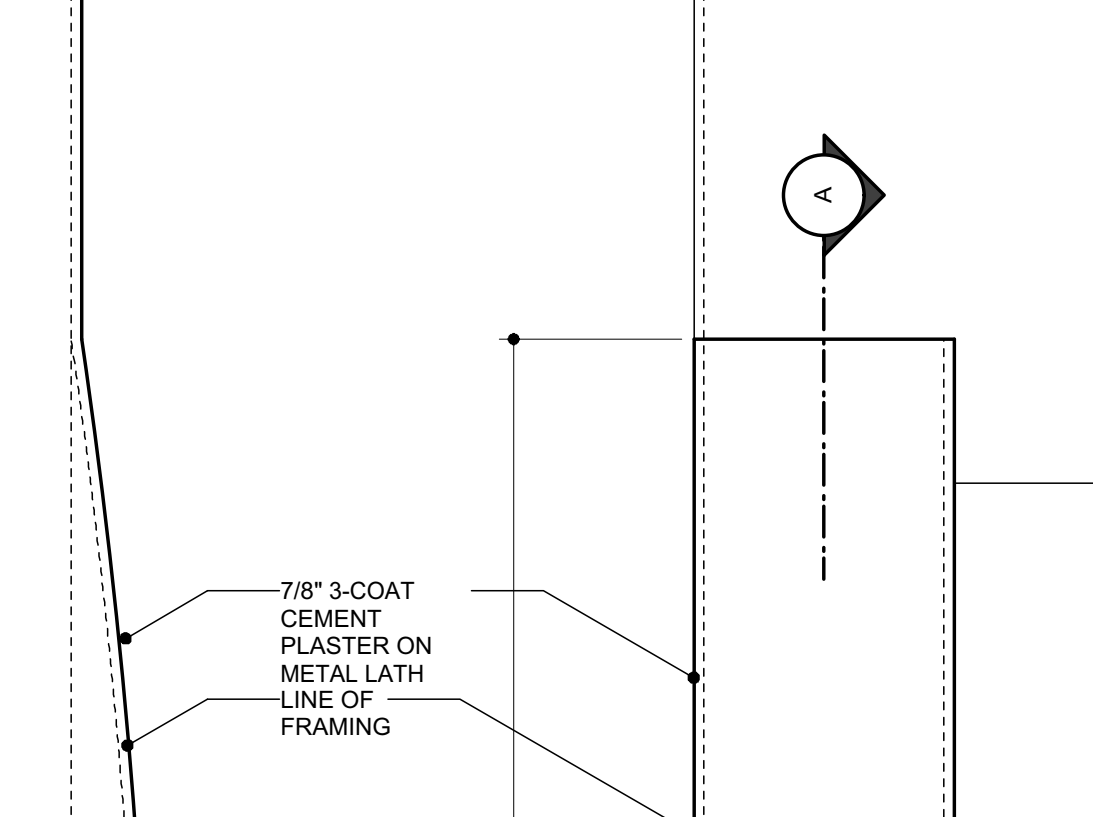
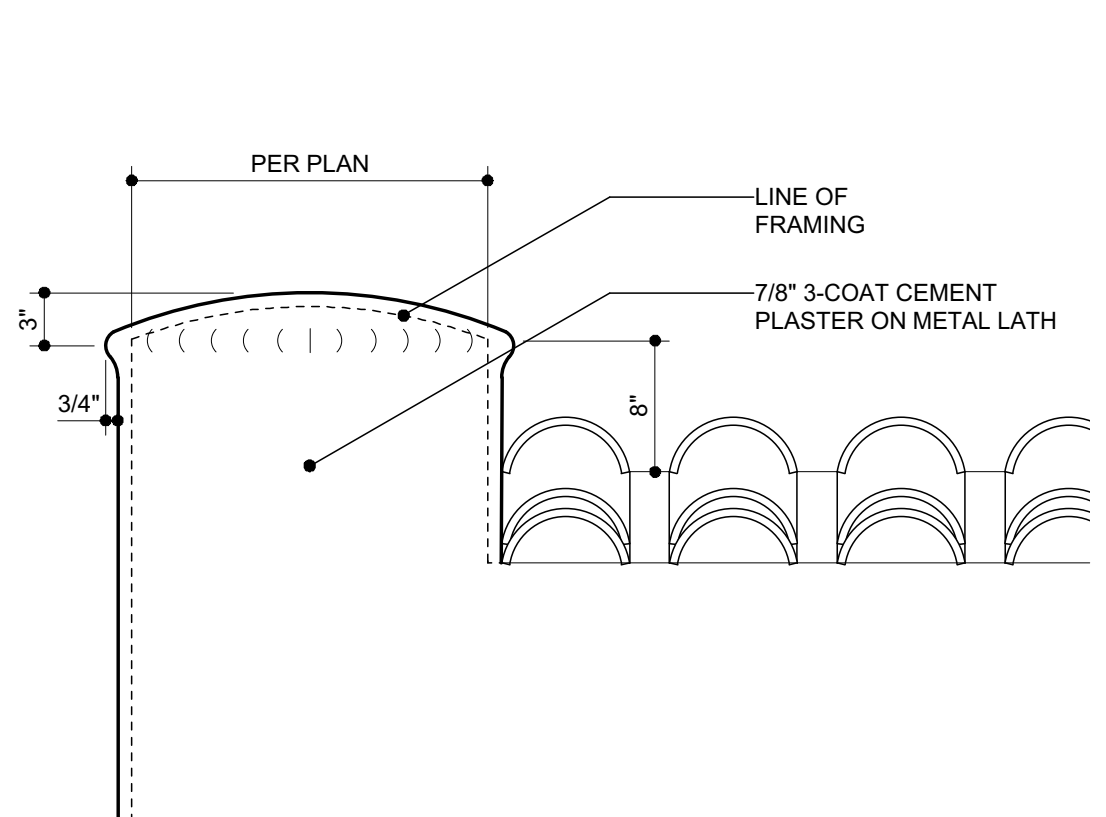
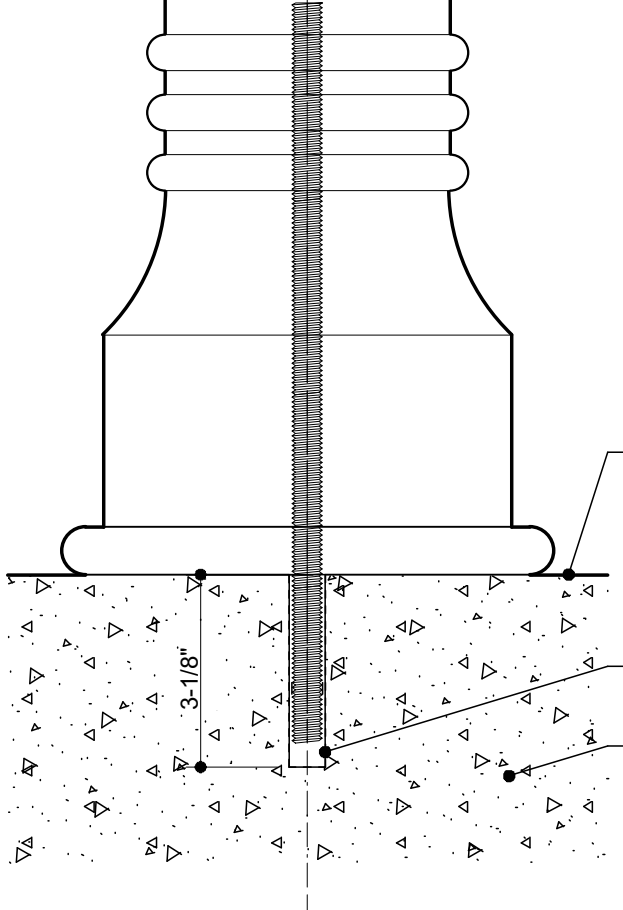
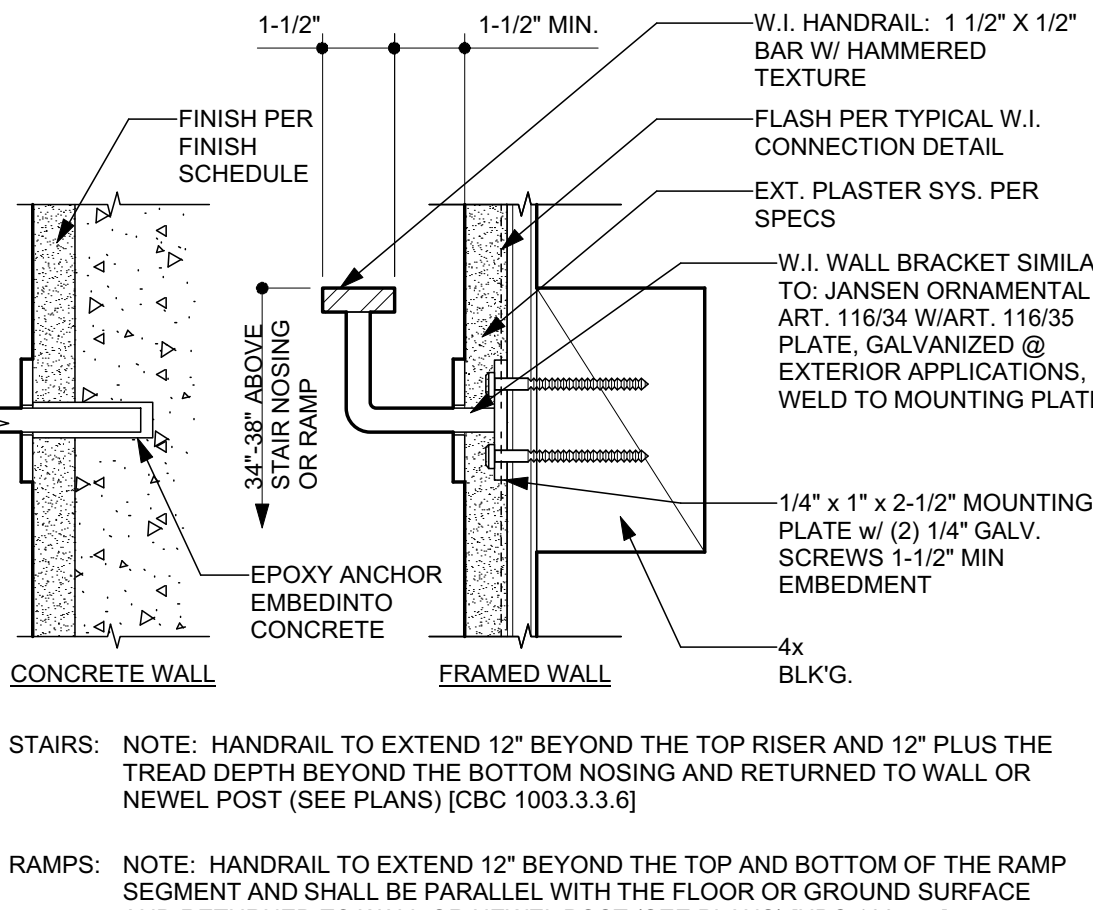
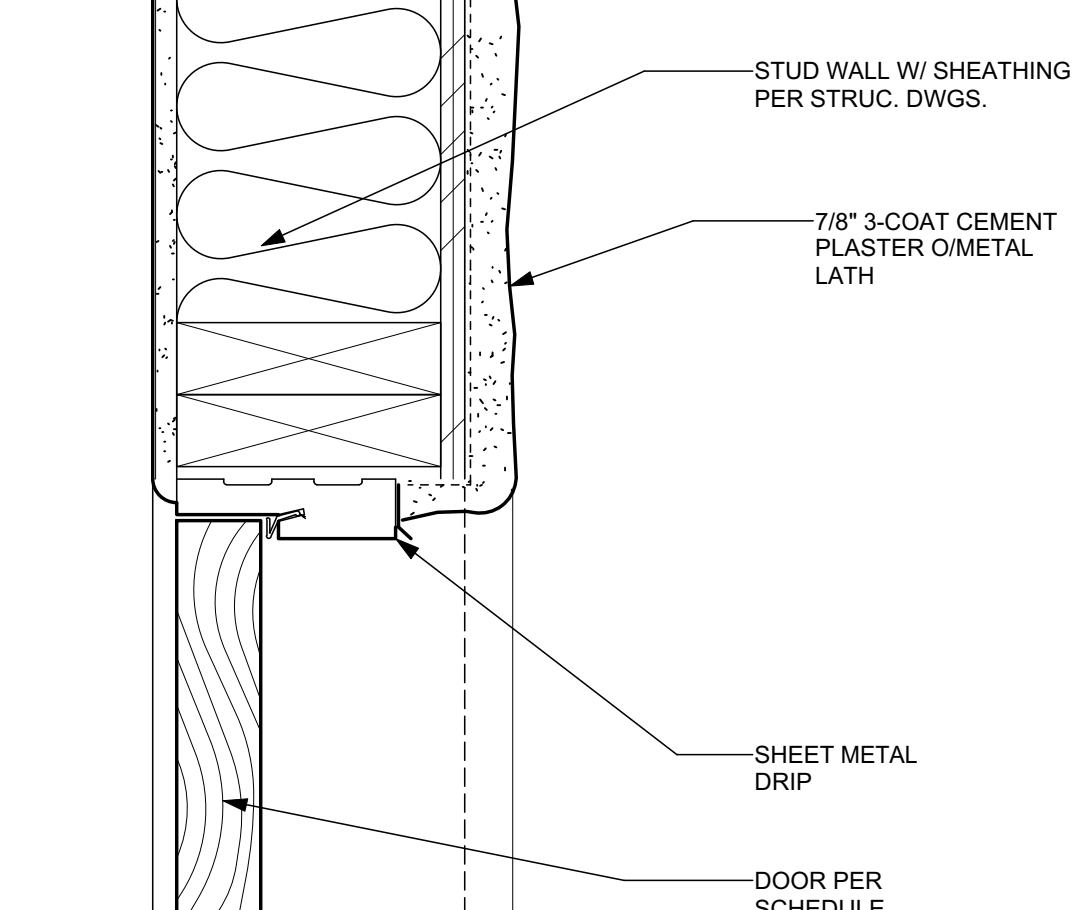
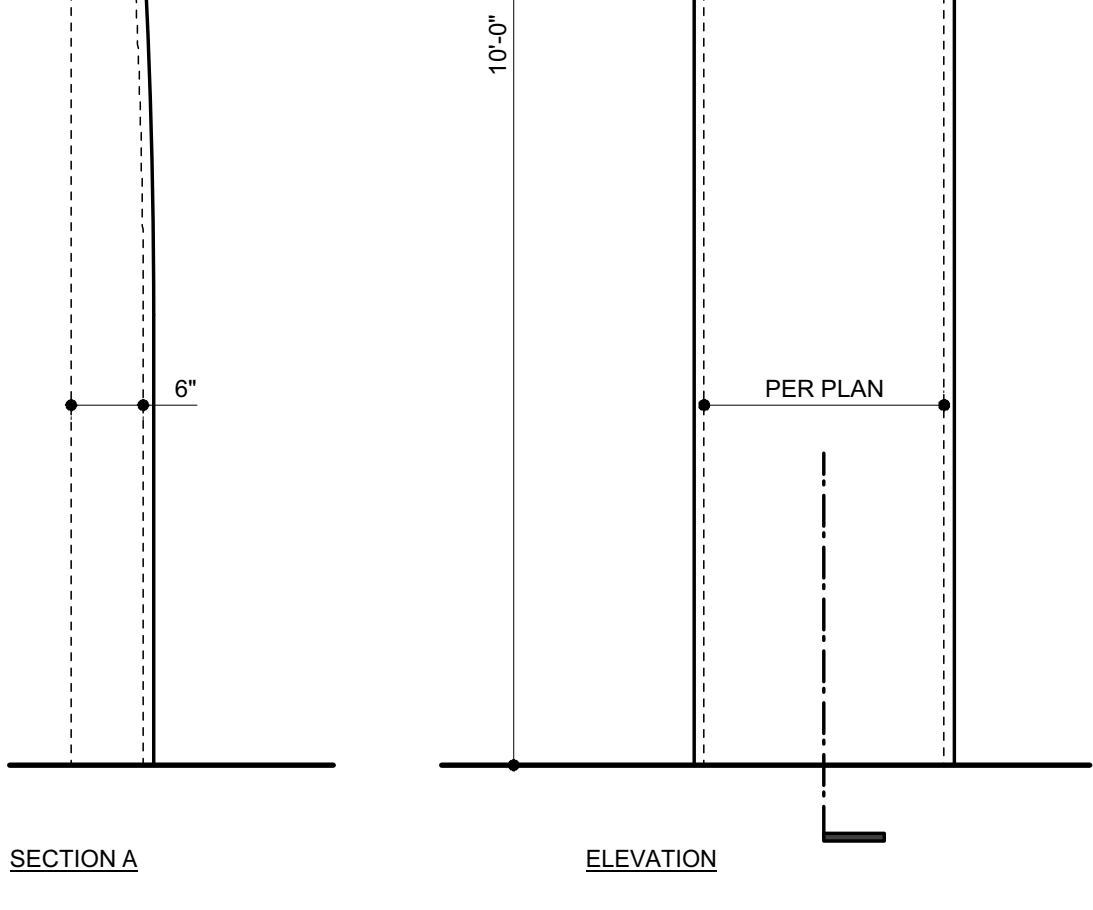
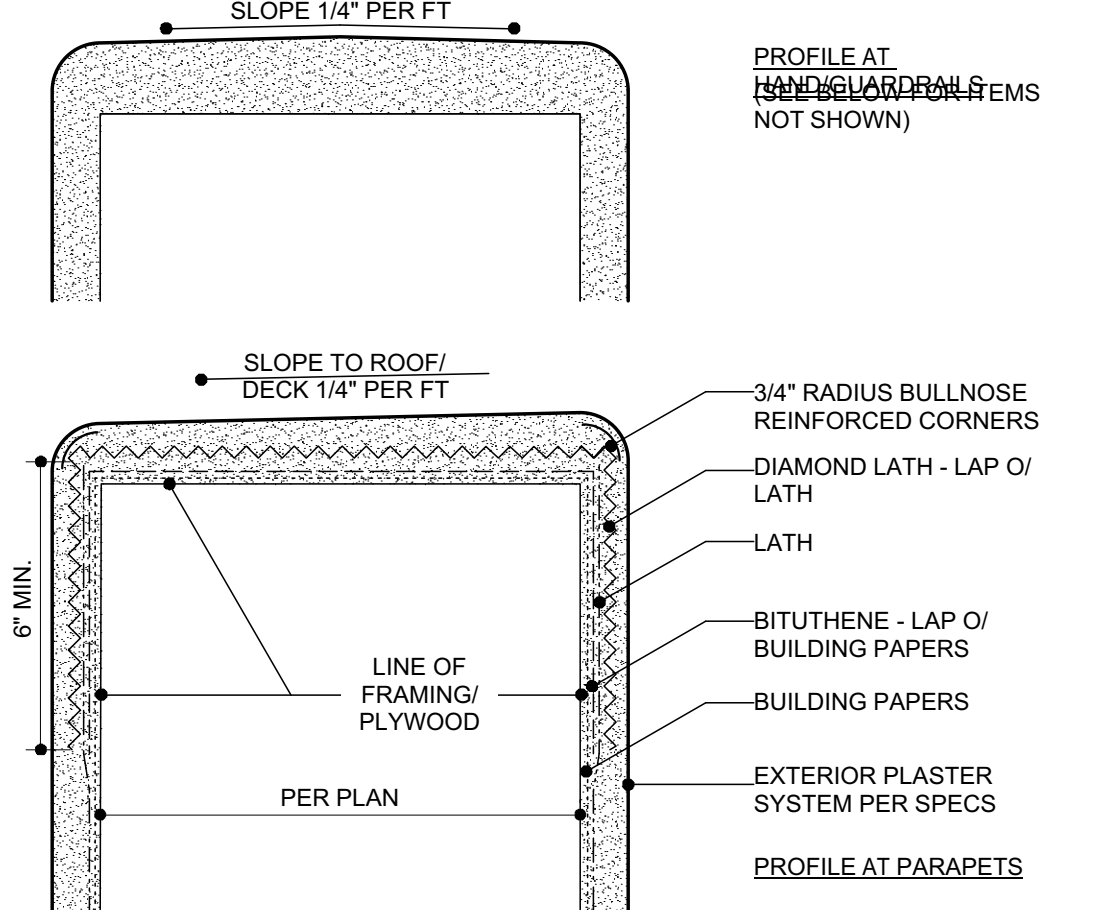
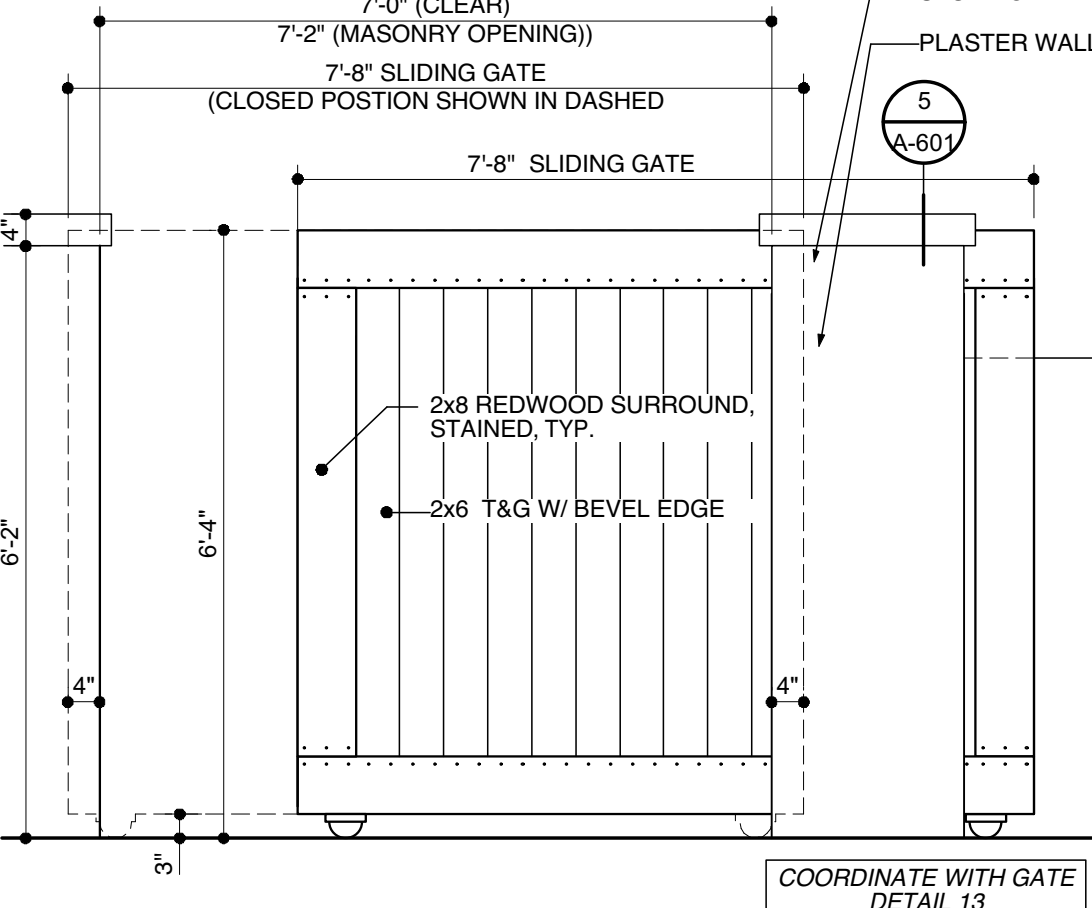
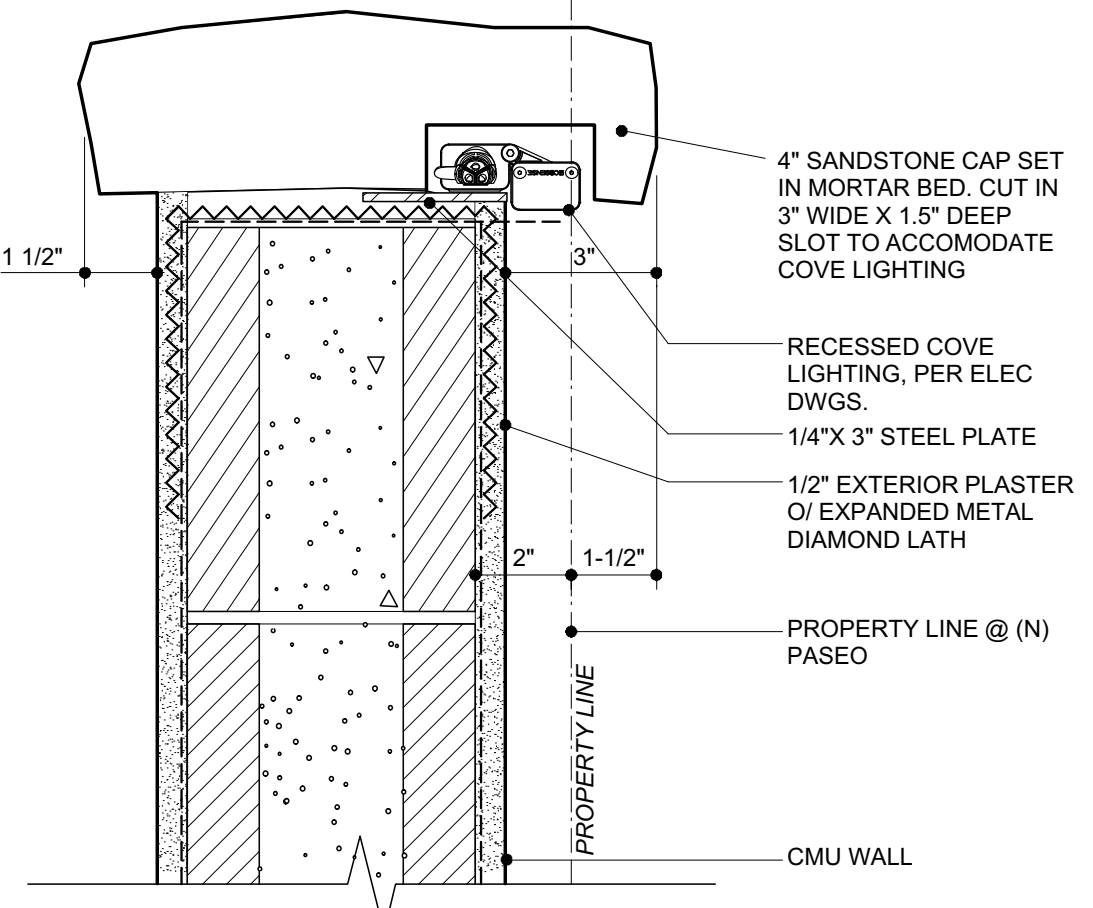
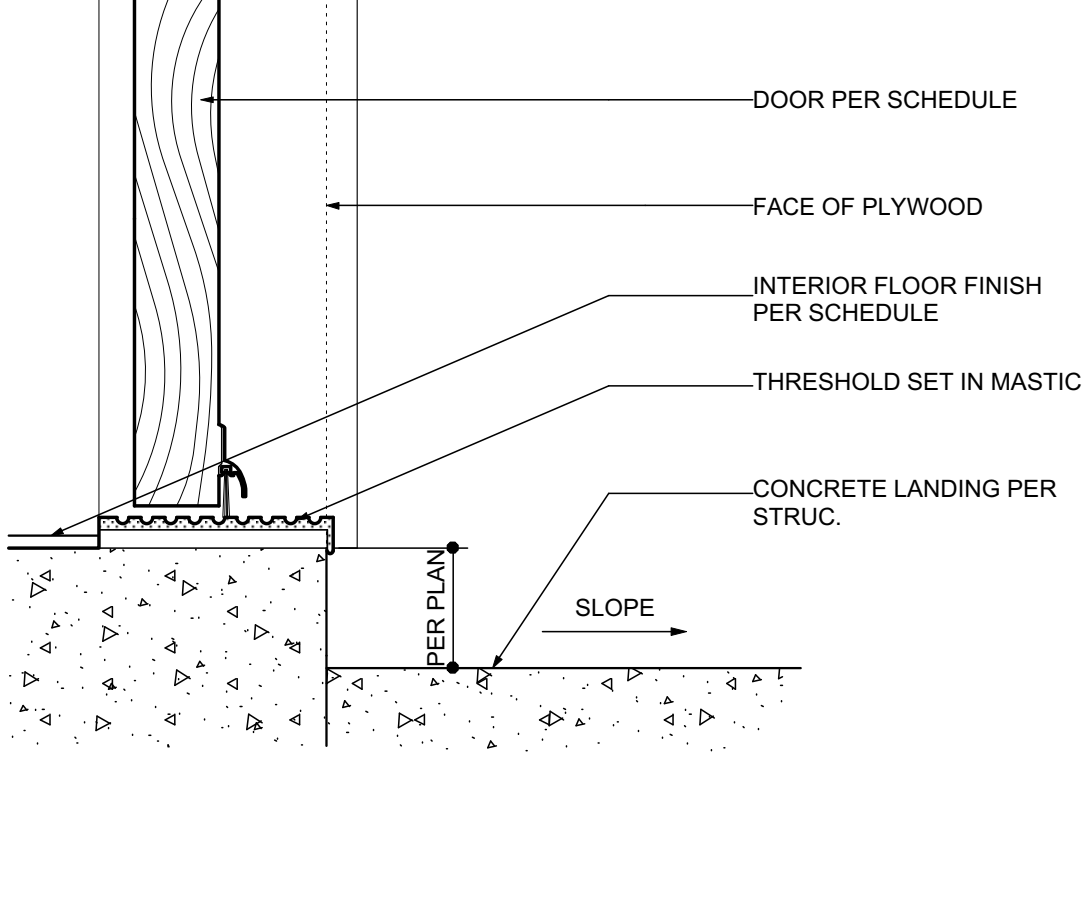
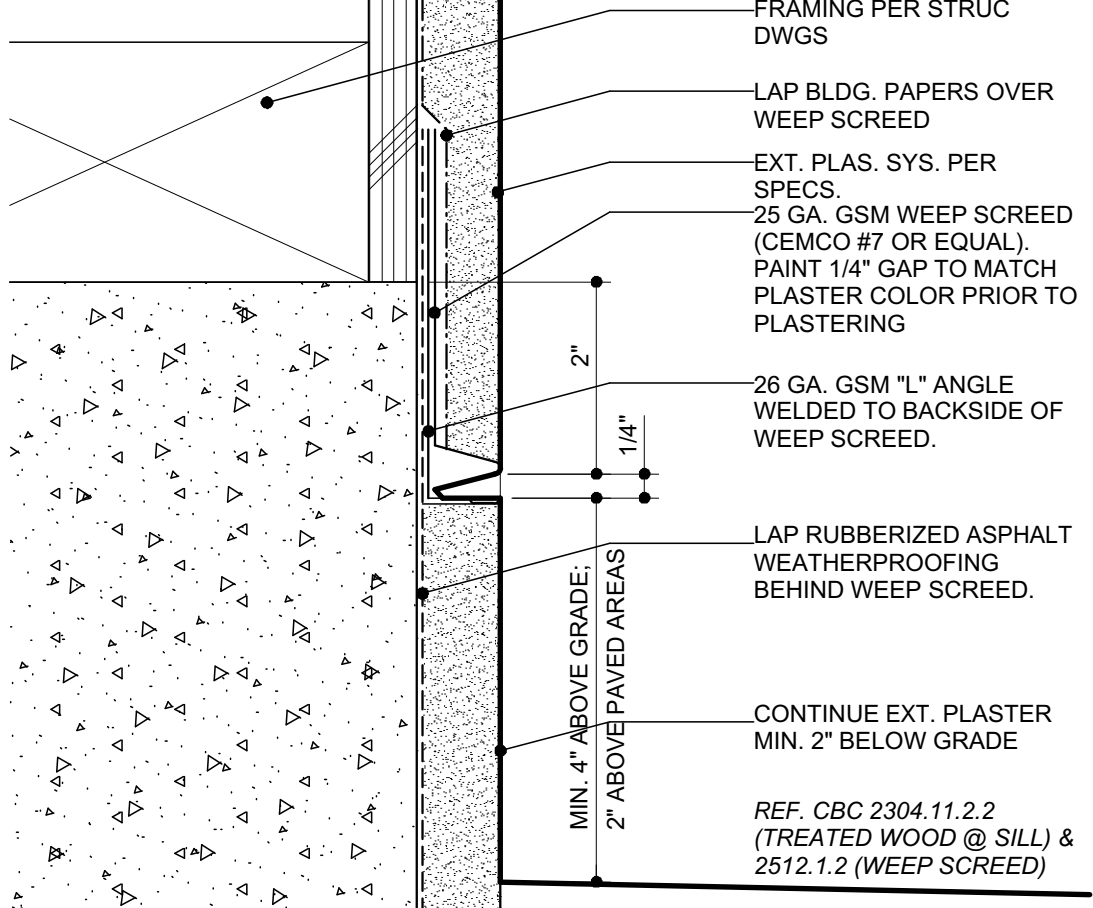
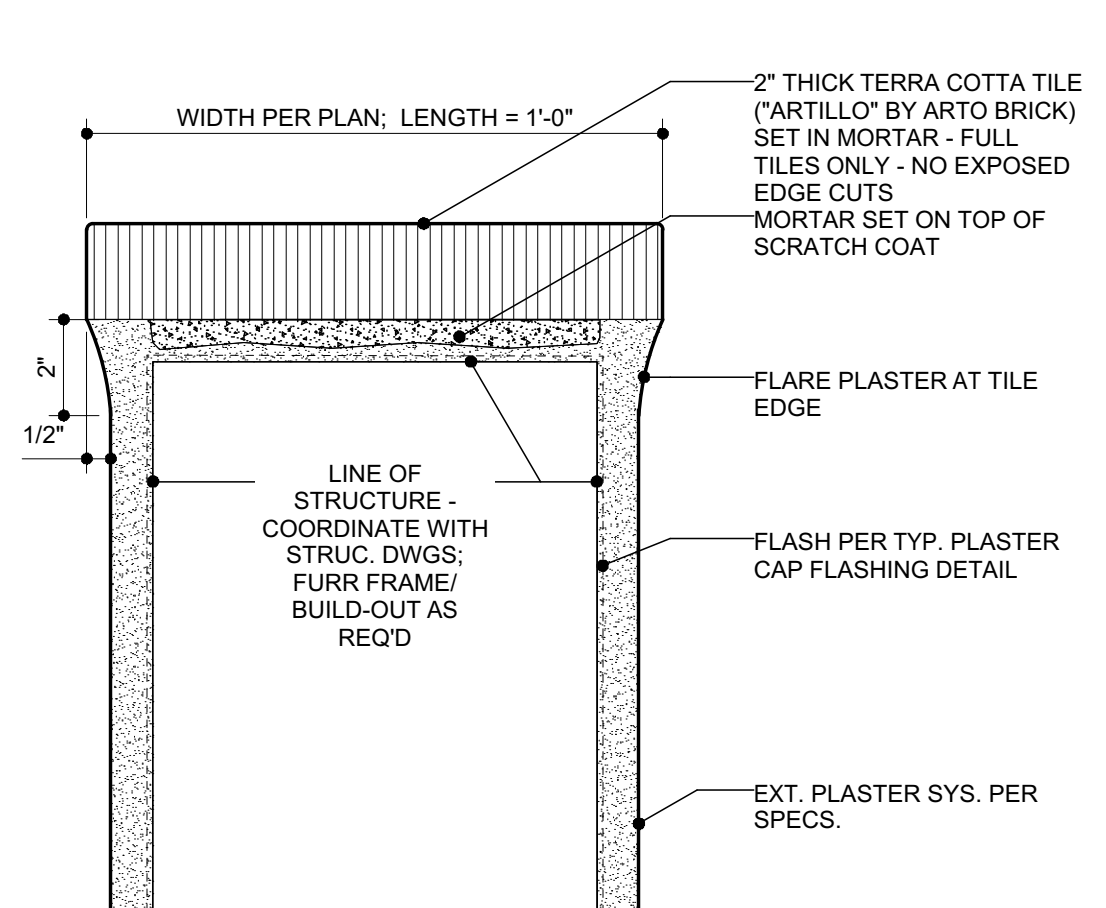
ISSUE DATE: 12.18.2019

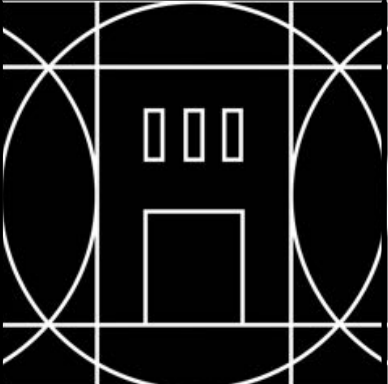
REVISIONS

NO.	DATE	TYPE

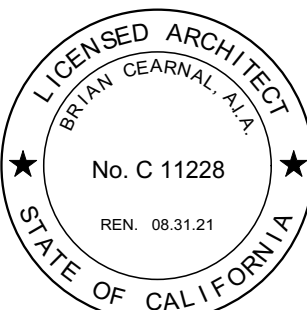
A-201

SHEET OF

 <p>ANDALUCIA W/B SHORT STEVEN HANDELMAN STUDIOS WALL BRACKET MOUNTING WIDTH: 9" HEIGHT: 22" PROJ: 15" GLASS: HEAVY SEEDY</p>				
LIGHTING FIXTURE @ GARAGE (FRONT)	GATE HARDWARE	GARAGE DOOR HEAD	CMU PARTIAL HEIGHT WALL	PARAPET CAP
 <p>6" TOSCANA STEVEN HANDELMAN STUDIOS WALL BRACKET MOUNTING WIDTH: 6" HEIGHT: 18" PROJ: 10" GLASS: HEAVY SEEDY</p>				
LIGHTING FIXTURE @ GARAGE (SIDE)	CONCRETE STAIR	GARAGE DOOR JAMB	PLASTER BUTRESS	PLASTER PARAPET CORNER
 <p>1. UTILIZE A HAMMER DRILL IN ORDER TO MAKE 1" DIAMETER HOLE THAT IS 3 1/8" DEEP 2. INSERT DROP-IN INSERT INTO HOLE. 3. USE HAMMER TO DRIVE THE INSERT INTO HOLE UNTIL FIRMLY SET. 4. TIGHTEN THREAD BAR INTO THE DROP-IN INSERT</p> <p>GRADE DROP-IN INSERT EXISTING CONCRETE</p> <p>SEE SHEET A-101 FOR BOLLARD CUT SHEET SEE ELEC. DWGS FOR ELEC INFORMATION</p>	 <p>STAIRS: NOTE: HANDRAIL TO EXTEND 12" BEYOND THE TOP RISER AND 12" PLUS THE TREAD DEPTH BEYOND THE BOTTOM NOSING AND RETURNED TO WALL OR NEWEL POST (SEE PLANS) [CBC 1003.3.3.6] RAMPS: NOTE: HANDRAIL TO EXTEND 12" BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT AND SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE AND RETURNED TO WALL OR NEWEL POST (SEE PLANS) [UBC 1007.5a]</p>			
TYP. BOLLARD INSTALLATION	W.I. HANDRAIL	DOOR HEAD/JAMB	PLASTER BUTRESS	TYPICAL PLASTER CAP/ FLASHING
 <p>STONE CAP PLASTER WALL 7\" data-bbox="171 761 181 771"/> 60\" data-bbox="171 771 181 781"/> 7\" data-bbox="171 781 181 791"/> SLIDING GATE (CLOSED POSITION SHOWN IN DASHED) 7\" data-bbox="171 791 181 801"/> SLIDING GATE 2x8 REDWOOD SURROUND, STAINED, TYP. 2x6 T&G W/ BEVEL EDGE COORDINATE WITH GATE DETAIL 13</p>				
SLIDING WOOD GATE	CMU PARTIAL HEIGHT WALL	DOOR SILL @ GARAGE	TYP. FOUNDATION SILL SCREED	PARAPET CAP



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Proposed project for:
Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 18-042

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SUBMITTALS

DATE	TYPE
8.21.18	Planning Commission

11.13.19	HLC PDA
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12.18.19	HLC Final (1.8.20)
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ISSUE DATE: 12.18.2019

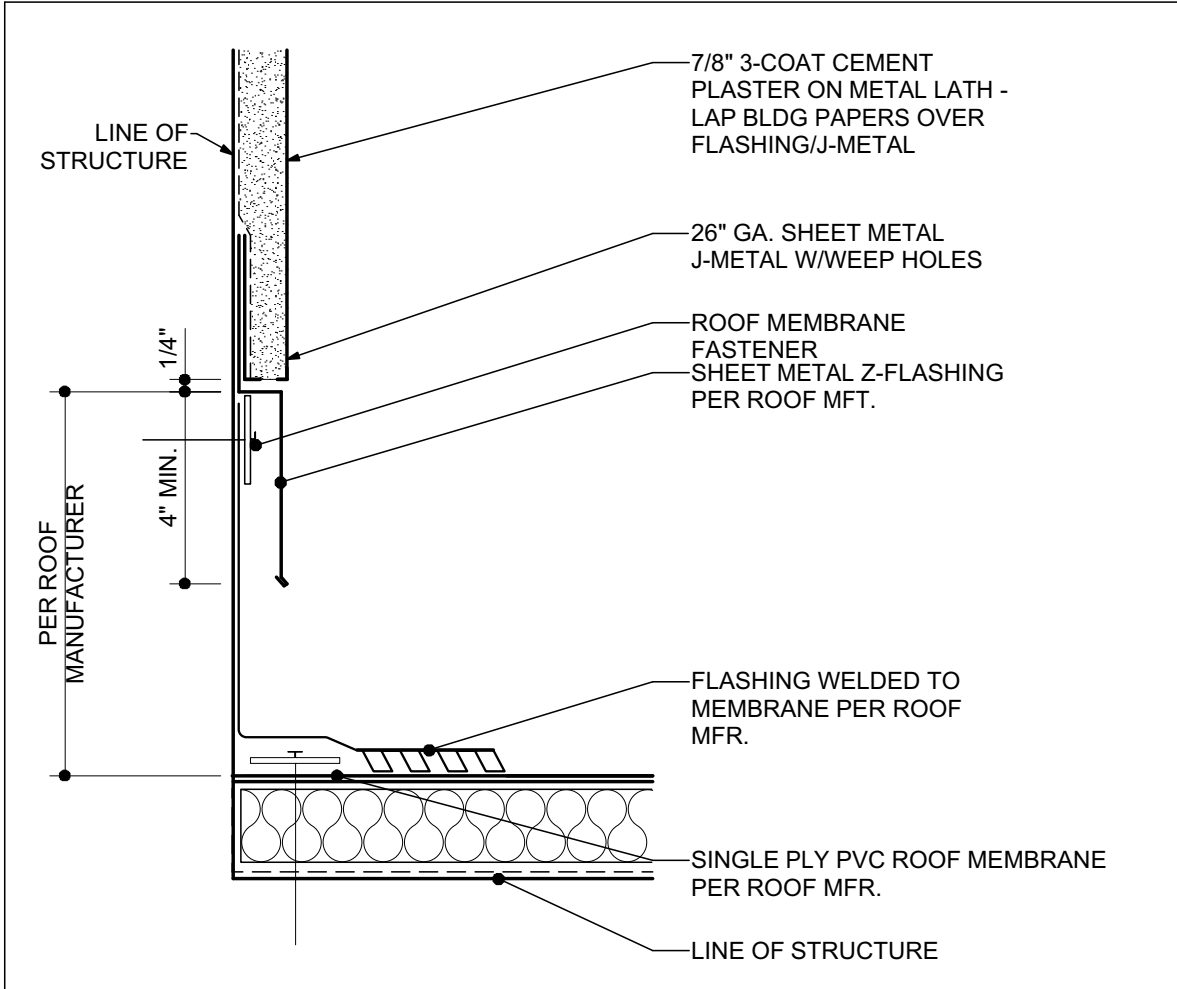
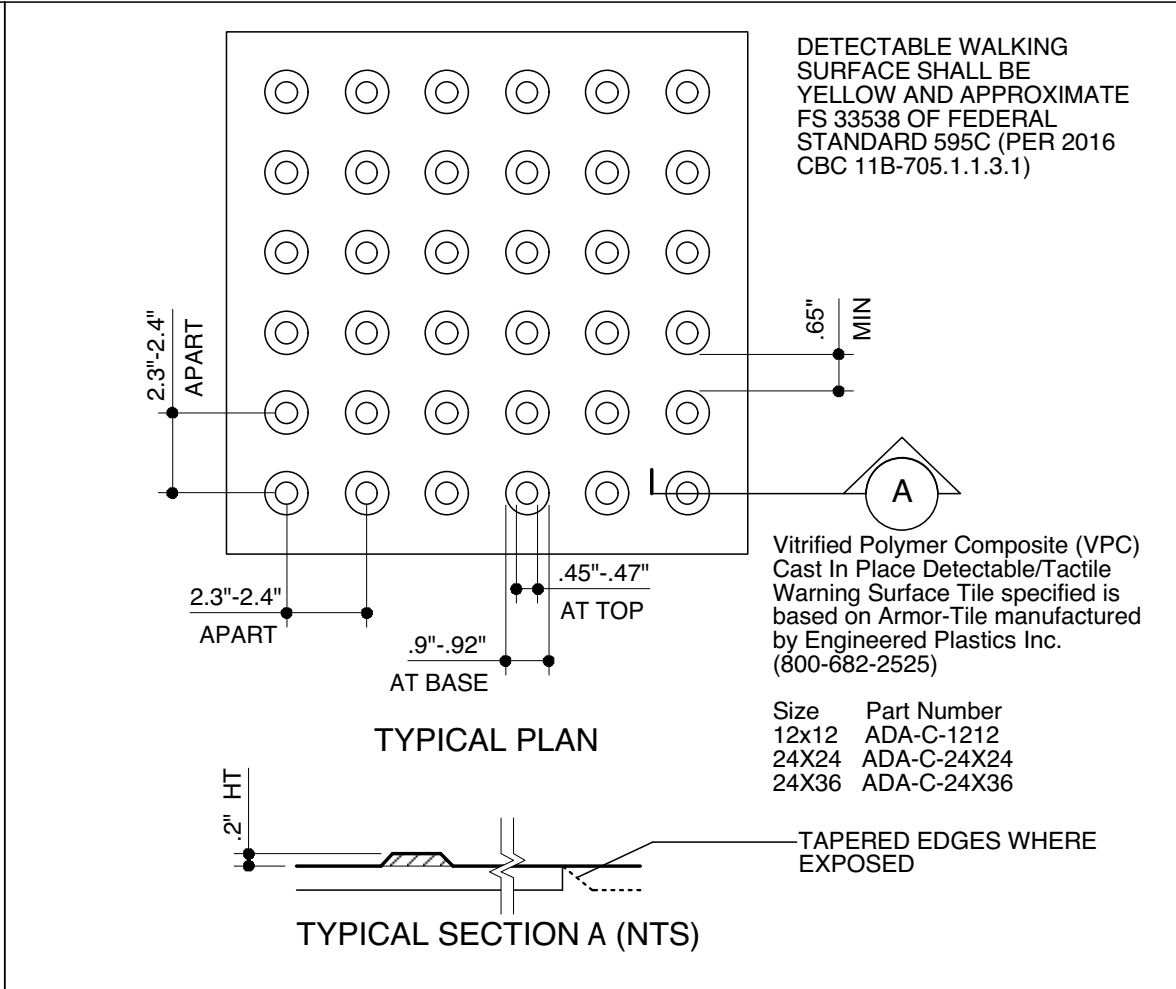
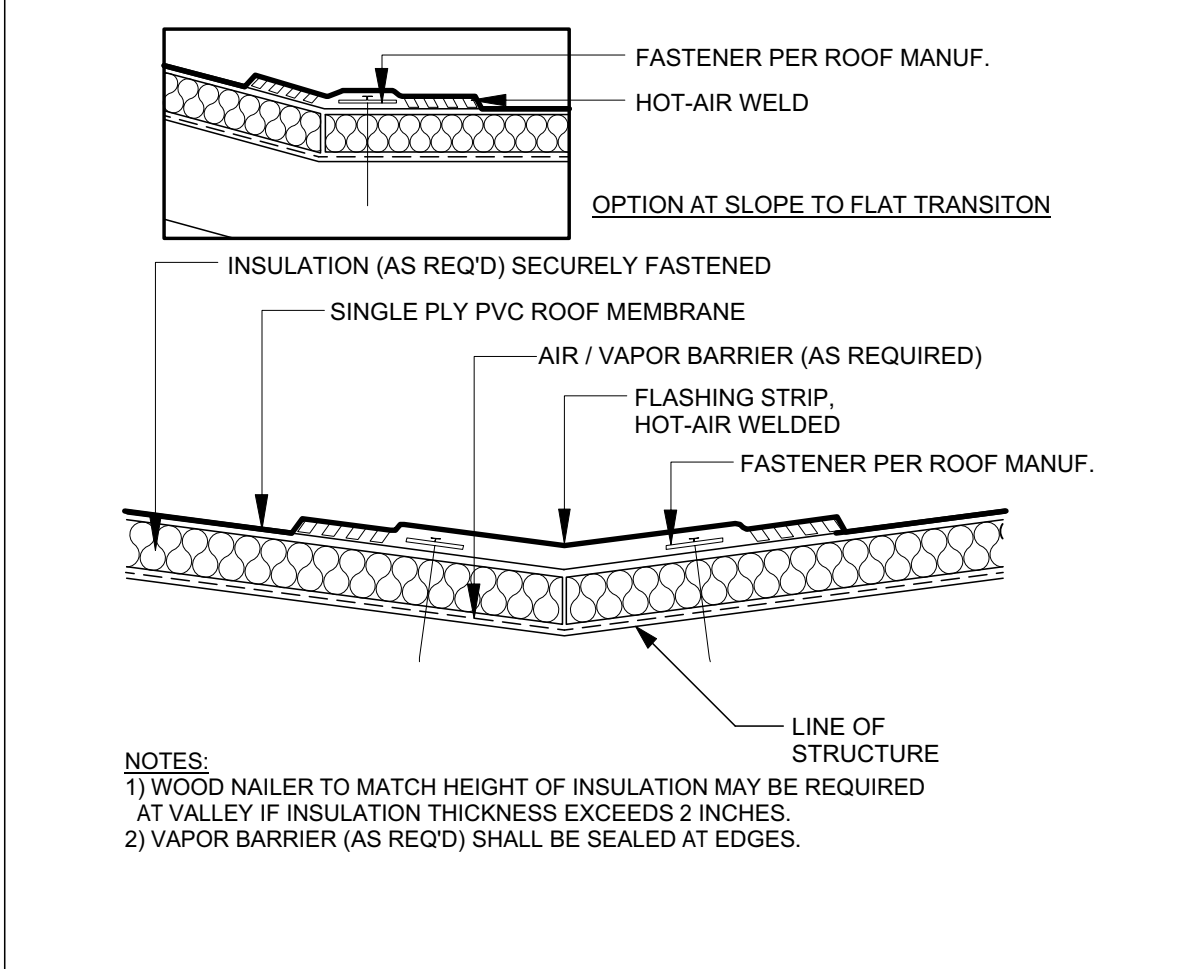
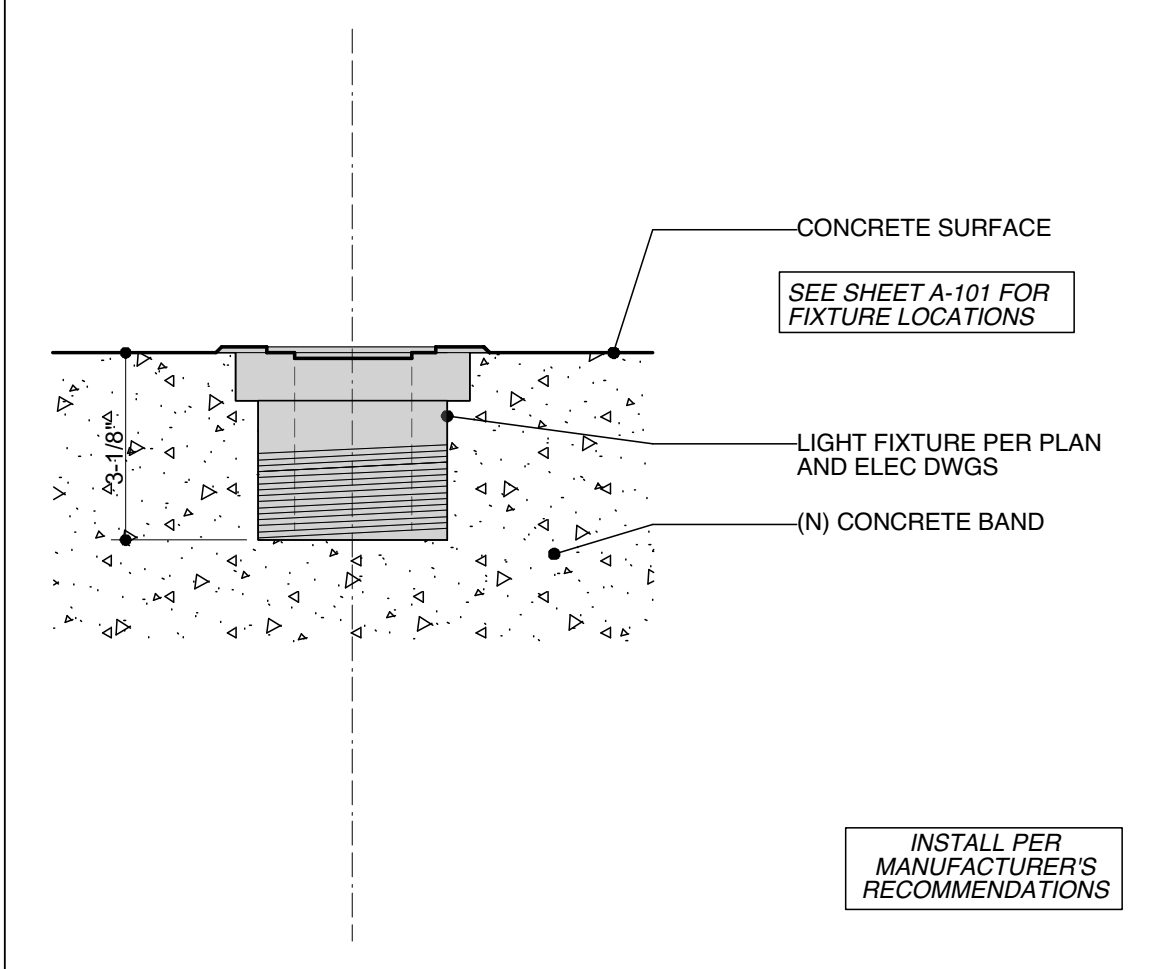
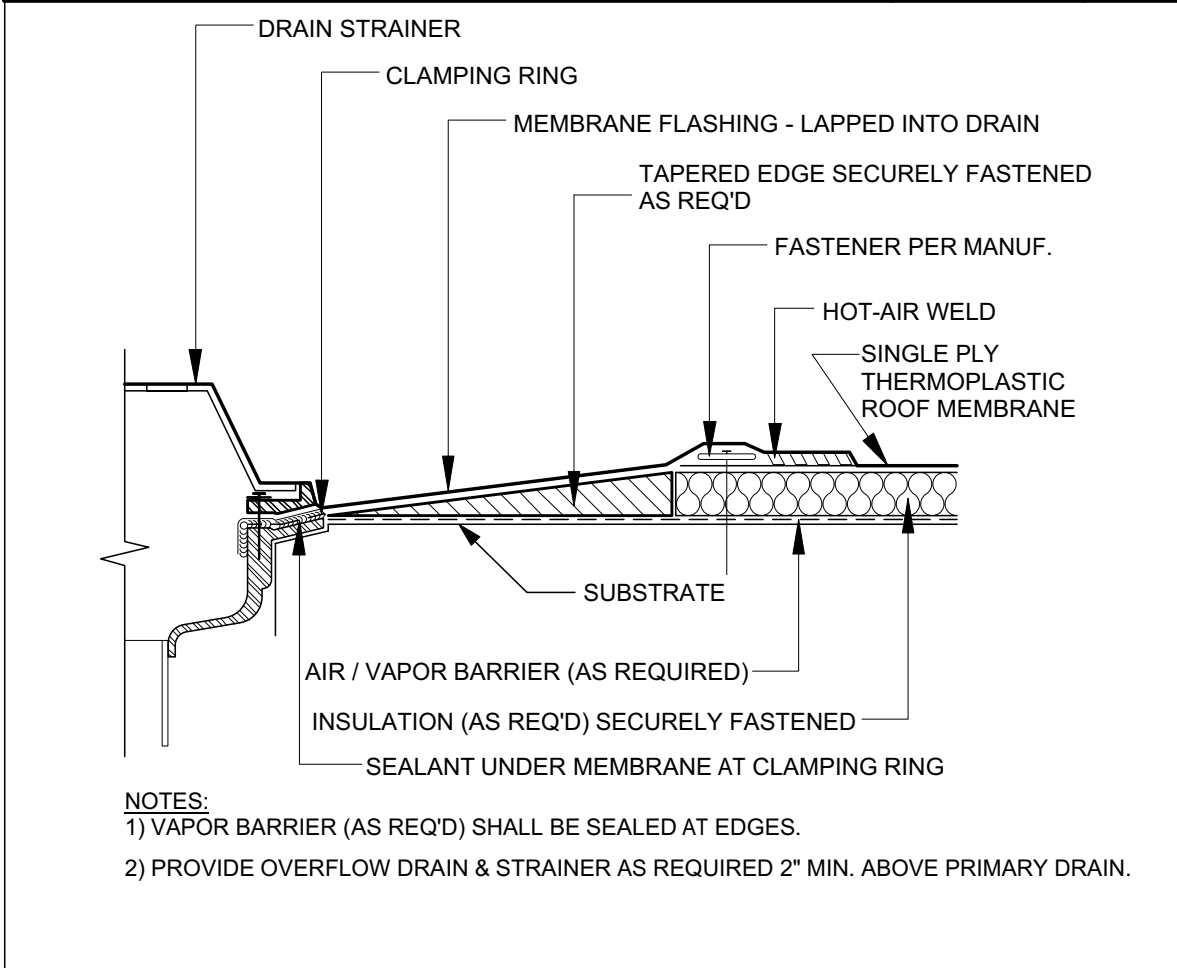
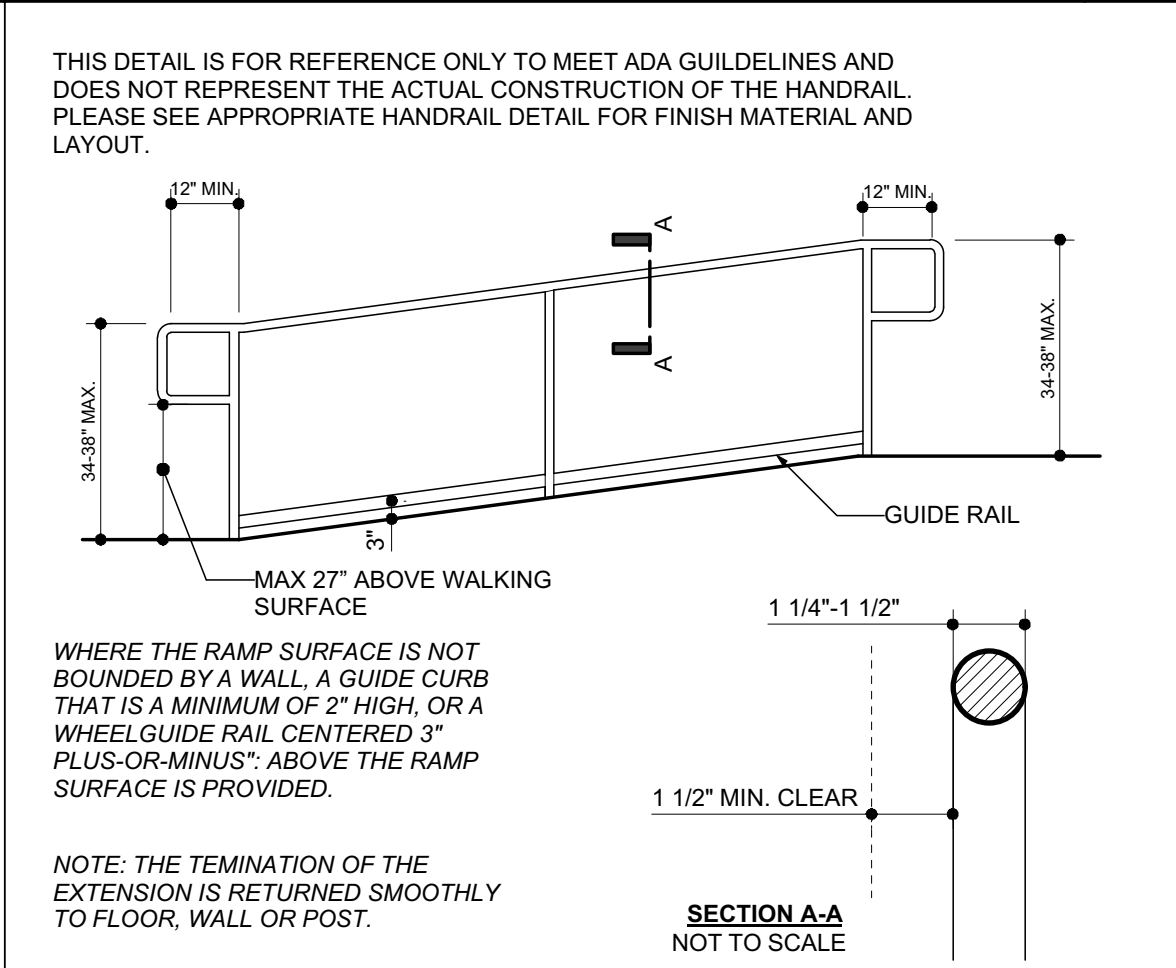
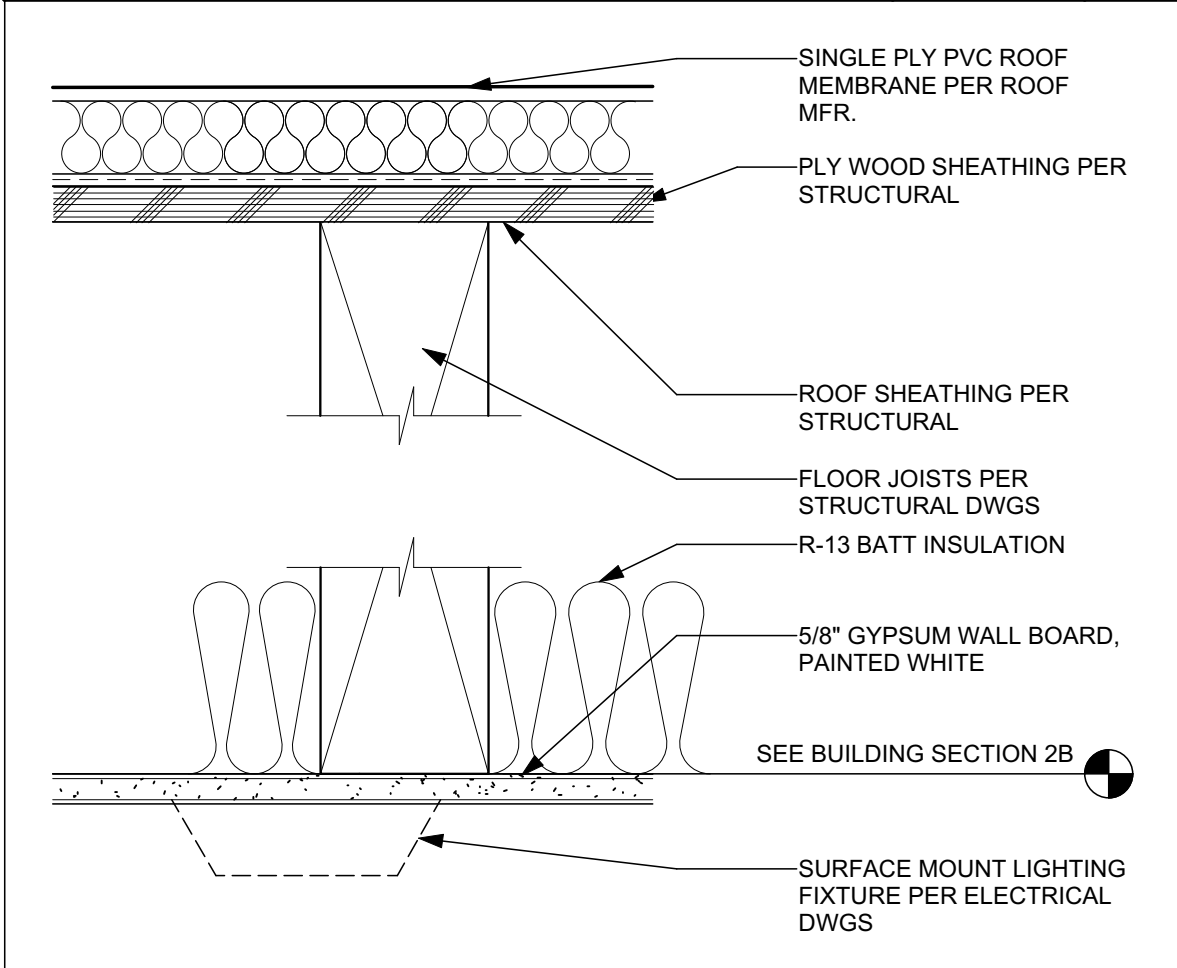
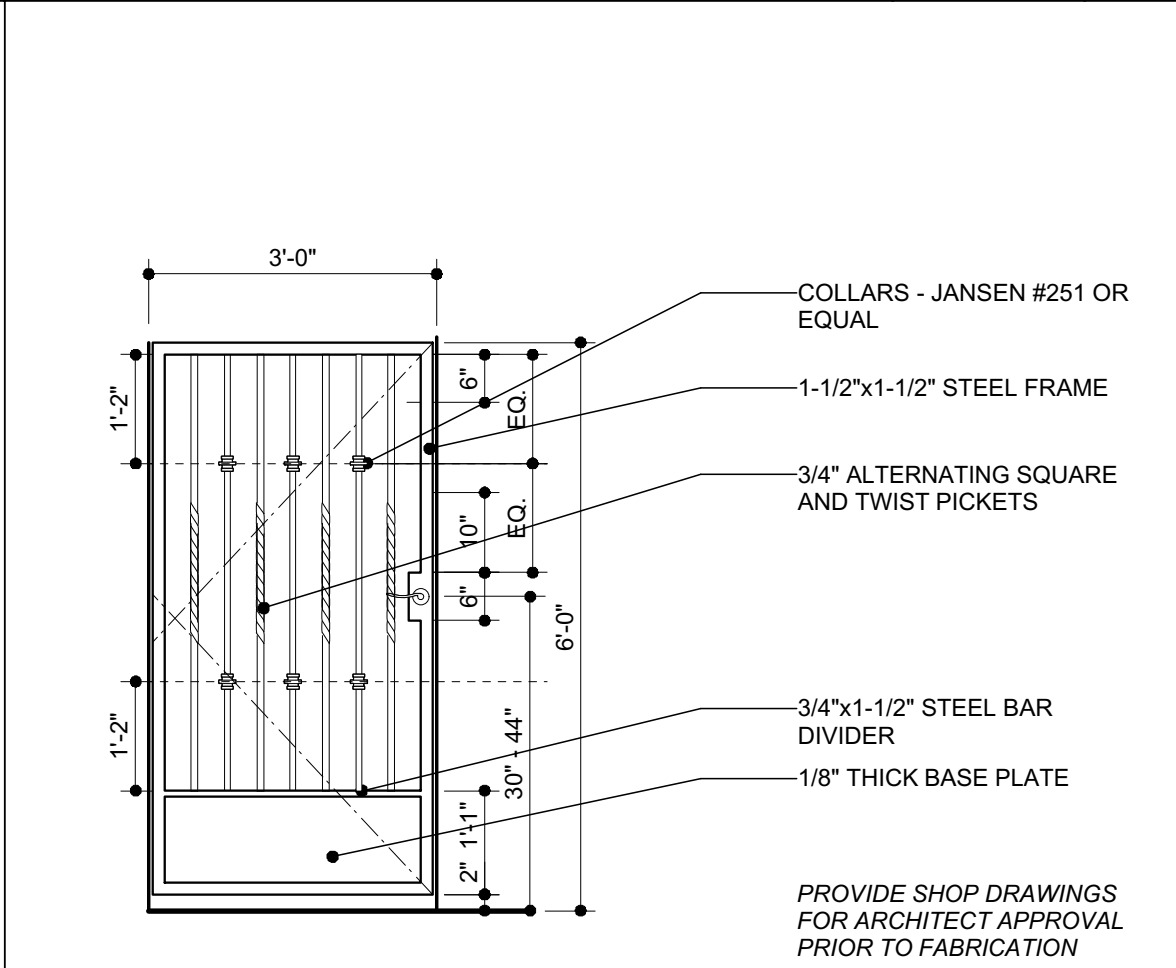
REVISIONS

NO.	DATE	TYPE

A-601

SHEET OF

Tuesday, September 24, 2013 5:05:22 AM - File: Detail 1.rvt - Drawing prepared with VectorWorks 17.0.5 for Macintosh

 <p>7/8" 3-COAT CEMENT PLASTER ON METAL LATH - LAP BLDG PAPERS OVER FLASHING/J-METAL</p> <p>26" GA. SHEET METAL J-METAL WWEEP HOLES</p> <p>ROOF MEMBRANE FASTENER SHEET METAL Z-FLASHING PER ROOF MFT.</p> <p>FLASHING WELDED TO MEMBRANE PER ROOF MFR.</p> <p>SINGLE PLY PVC ROOF MEMBRANE PER ROOF MFR.</p> <p>LINE OF STRUCTURE</p> <p>PER ROOF MANUFACTURER</p> <p>1/4" MIN.</p> <p>4" MIN.</p> <p>3"=1'-0"</p> <p>07540-028</p>	25	 <p>DETECTABLE WALKING SURFACE SHALL BE YELLOW AND APPROXIMATE FS 33838 OF FEDERAL STANDARD 595C (PER 2016 CBC 11B-705.1.1.3.1)</p> <p>Vitrified Polymer Composite (VPC) Cast In Place Detectable/Tactile Warning Surface Tile specified is based on Armor-Tile manufactured by Engineered Plastics Inc. (800-662-2525)</p> <p>Size Part Number 12x12 ADA-C-1212 24X24 ADA-C-24X24 24X36 ADA-C-24X36</p> <p>2' 2 1/2" APART</p> <p>2.3"-2.4" APART</p> <p>9"-9 1/2" AT TOP</p> <p>45"-47" AT TOP</p> <p>2' HT</p> <p>2" MIN</p> <p>TYPICAL PLAN</p> <p>TYPICAL SECTION A (NTS)</p> <p>TAPERED EDGES WHERE EXPOSED</p> <p>3"=1'-0"</p> <p>HC-057-05002</p>	21
 <p>FASTENER PER ROOF MANUF.</p> <p>HOT-AIR WELD</p> <p>OPTION AT SLOPE TO FLAT TRANSITION</p> <p>INSULATION (AS REQ'D) SECURELY FASTENED</p> <p>SINGLE PLY PVC ROOF MEMBRANE</p> <p>AIR / VAPOR BARRIER (AS REQUIRED)</p> <p>FLASHING STRIP, HOT-AIR WELDED</p> <p>FASTENER PER ROOF MANUF.</p> <p>LINE OF STRUCTURE</p> <p>NOTES: 1) WOOD NAILER TO MATCH HEIGHT OF INSULATION MAY BE REQUIRED AT VALLEY IF INSULATION THICKNESS EXCEEDS 2 INCHES. 2) VAPOR BARRIER (AS REQ'D) SHALL BE SEALED AT EDGES.</p>		 <p>CONCRETE SURFACE</p> <p>SEE SHEET A-101 FOR FIXTURE LOCATIONS</p> <p>LIGHT FIXTURE PER PLAN AND ELEC DWGS</p> <p>(N) CONCRETE BAND</p> <p>INSTALL PER MANUFACTURER'S RECOMMENDATIONS</p>	
 <p>DRAIN STRAINER</p> <p>CLAMPING RING</p> <p>MEMBRANE FLASHING - LAPPED INTO DRAIN</p> <p>TAPERED EDGE SECURELY FASTENED AS REQ'D</p> <p>FASTENER PER MANUF.</p> <p>HOT-AIR WELD</p> <p>SINGLE PLY THERMOPLASTIC ROOF MEMBRANE</p> <p>SUBSTRATE</p> <p>AIR / VAPOR BARRIER (AS REQUIRED)</p> <p>INSULATION (AS REQ'D) SECURELY FASTENED</p> <p>SEALANT UNDER MEMBRANE AT CLAMPING RING</p> <p>NOTES: 1) VAPOR BARRIER (AS REQ'D) SHALL BE SEALED AT EDGES. 2) PROVIDE OVERFLOW DRAIN & STRAINER AS REQUIRED 2" MIN. ABOVE PRIMARY DRAIN.</p>	26	 <p>THIS DETAIL IS FOR REFERENCE ONLY TO MEET ADA GUIDELINES AND DOES NOT REPRESENT THE ACTUAL CONSTRUCTION OF THE HANDRAIL. PLEASE SEE APPROPRIATE HANDRAIL DETAIL FOR FINISH MATERIAL AND LAYOUT.</p> <p>12" MIN.</p> <p>12" MIN.</p> <p>34-38" MAX.</p> <p>MAX 27" ABOVE WALKING SURFACE</p> <p>GUIDE RAIL</p> <p>1 1/4"-1 1/2"</p> <p>1 1/2" MIN. CLEAR</p> <p>WHERE THE RAMP SURFACE IS NOT BOUNDED BY A WALL, A GUIDE CURB THAT IS A MINIMUM OF 2" HIGH, OR A WHEELGUIDE RAIL CENTERED 3" PLUS-OR-MINUS" ABOVE THE RAMP SURFACE IS PROVIDED.</p> <p>NOTE: THE TEMINATION OF THE EXTENSION IS RETURNED SMOOTHLY TO FLOOR, WALL OR POST.</p> <p>SECTION A-A</p> <p>NOT TO SCALE</p>	22
 <p>SINGLE PLY PVC ROOF MEMBRANE PER ROOF MFR.</p> <p>PLY WOOD SHEATHING PER STRUCTURAL</p> <p>ROOF SHEATHING PER STRUCTURAL</p> <p>FLOOR JOISTS PER STRUCTURAL DWGS</p> <p>R-13 BATT INSULATION</p> <p>5/8" GYPSUM WALL BOARD, PAINTED WHITE</p> <p>SEE BUILDING SECTION 2B</p> <p>SURFACE MOUNT LIGHTING FIXTURE PER ELECTRICAL DWGS</p> <p>3"=1'-0"</p> <p>15032-001</p>	27	 <p>COLLARS - JANSEN #251 OR EQUAL</p> <p>1-1/2"x1-1/2" STEEL FRAME</p> <p>3/4" ALTERNATING SQUARE AND TWIST PICKETS</p> <p>3/4"x1-1/2" STEEL BAR DIVIDER</p> <p>1/8" THICK BASE PLATE</p> <p>3'-0"</p> <p>1'-2"</p> <p>1'-2"</p> <p>6"</p> <p>6"</p> <p>10"</p> <p>6"</p> <p>6'-0"</p> <p>30"</p> <p>1'-1"</p> <p>2'-2"</p> <p>PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL PRIOR TO FABRICATION</p> <p>3/8"=1'-0"</p> <p>HC-077</p>	23
<p>3"=1'-0"</p> <p>15032-001</p>	28	<p>1/2"=1'-0"</p> <p>05700-085</p>	24

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BRYAN CEARNAL, AIA
No. C 11228
REN. 08.31.21
STATE OF CALIFORNIA

Proposed project for:

Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 18-042

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SUBMITTALS

DATE	TYPE
8.21.18	Planning Commision
11.13.19	HLC PDA
12.18.19	HLC Final (1.8.20)

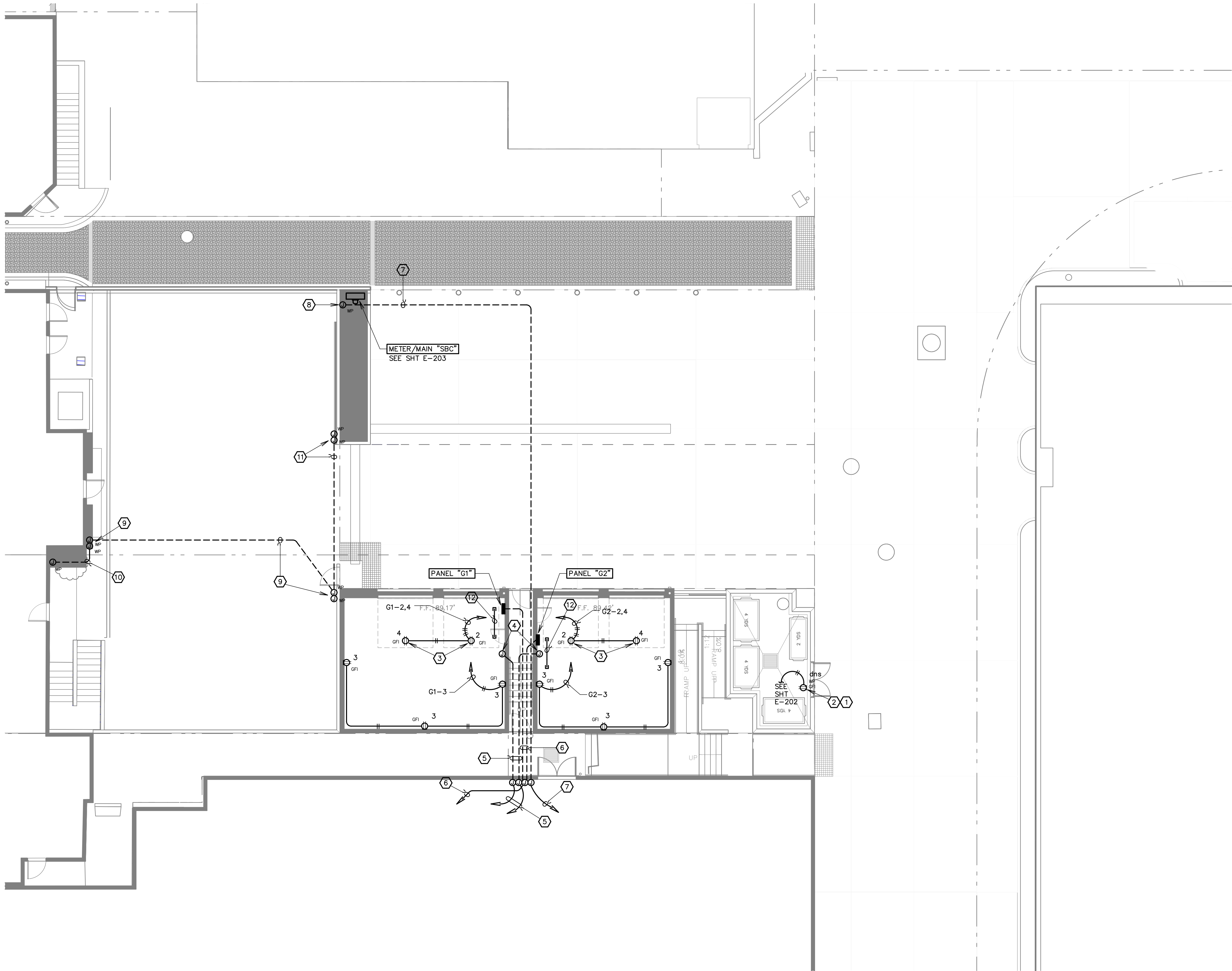
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NO.	DATE	TYPE

A-602

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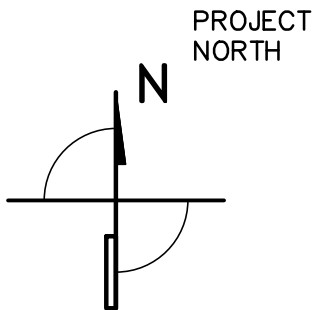


SHEET NOTES LEGEND

- 1 PROVIDE WITH LOCKABLE COVER.
- 2 THIS OUTLET TO BE POWERED FROM GRANADA THEATRE LIGHTING CIRCUIT. ENSURE HOT CIRCUIT IS PULLED OUT TO THIS DEVICE.
- 3 PROVIDE ALL POWER AS REQUIRED FOR GARAGE DOOR OPENER.
- 4 PROVIDE A 6"x6"x4" JUNCTION BOX AT +24" AFF FOR POTENTIAL FUTURE COMMUNICATIONS.
- 5 PROVIDE 1" CO FROM EACH GARAGE INTO BASEMENT OF GRANADA BUILDING. EXTEND TO BASEMENT LEVEL COMMUNICATIONS ROOM. PROVIDE CONDUITS WITH PULL CORDS.
- 6 PROVIDE 1-1/4" (3) #2+1) #8G THWN CU TO EACH GARAGE PANEL. FEEDERS MAY BE COMBINED INTO A SINGLE 2" C WHILE RUN THROUGH GRANADA BASEMENT. TAKE TO GRANADA BUILDING SWITCHGEAR IN BASEMENT AND TERMINATE AT RESIDENTS MAIN BREAKERS. SEE ONE LINE DIAGRAM.
- 7 PROVIDE ONE 2-1/2" CO TO TRUCK DOCKING WALL. RUN THROUGH GRANADA THEATRE BASEMENT TO GRANADA THEATRE MAIN SWITCHBOARD AS REQUIRED.
- 8 PROVIDE 18"x18"x6" NEMA 3R JUNCTION BOX LOW ON WALL. BOTTOM OF BOX SHALL BE A MAXIMUM OF 12" AFF. THIS BOX IS FOR POTENTIAL FUTURE BUS AND TRUCK POWER.
- 9 PROVIDE (2) 1" CO FROM BUILDING, TO NEW PEDESTRIAN GATE CONTROLLER LOCATION. ONE CONDUIT FOR POWER AND ONE FOR CONTROLS. COORDINATE EXACT STUB-UP LOCATIONS ON BOTH ENDS WITH PROPERTY OWNERS.
- 10 PROVIDE (1) 1" CO BETWEEN PROPERTIES, AS REQUIRED, SO GATE CAN BE CONTROLLED FROM EITHER PROPERTY. COORDINATE EXACT STUB-UP LOCATIONS ON BOTH ENDS WITH PROPERTY OWNERS.
- 11 PROVIDE (1) 1" CO (POWER) AND (1) 1" CO (CONTROLS) FROM PEDESTRIAN GATE TO VEHICLE GATE CONTROLS. COORDINATE ALL REQUIREMENTS WITH PROPERTY OWNERS.
- 12 PROVIDE (1) 1-1/4" CONDUIT FROM ROOF NEAR GARAGE PANEL FOR FUTURE PV SYSTEM. CONDUIT SHALL BE STUBBED OUT ON ROOF AND CAPPED. PROVIDE WEATHER PROOFING SO ALL CONDUIT PENETRATIONS ARE SEALED WATER TIGHT. COORDINATE ALL LOCATIONS WITH ARCHITECT.

ELECTRICAL POWER PLAN

SCALE: 1/8" = 1'-0"



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Proposed project for:
Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 15-001

CONTENTS:
ELECTRICAL
POWER PLAN

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SUBMITTALS

DATE	TYPE
11.31.18	Owner Set/ DART
5.2.18	Owner/ DART
8.21.18	Planning Commission
12.20.19	Plan check

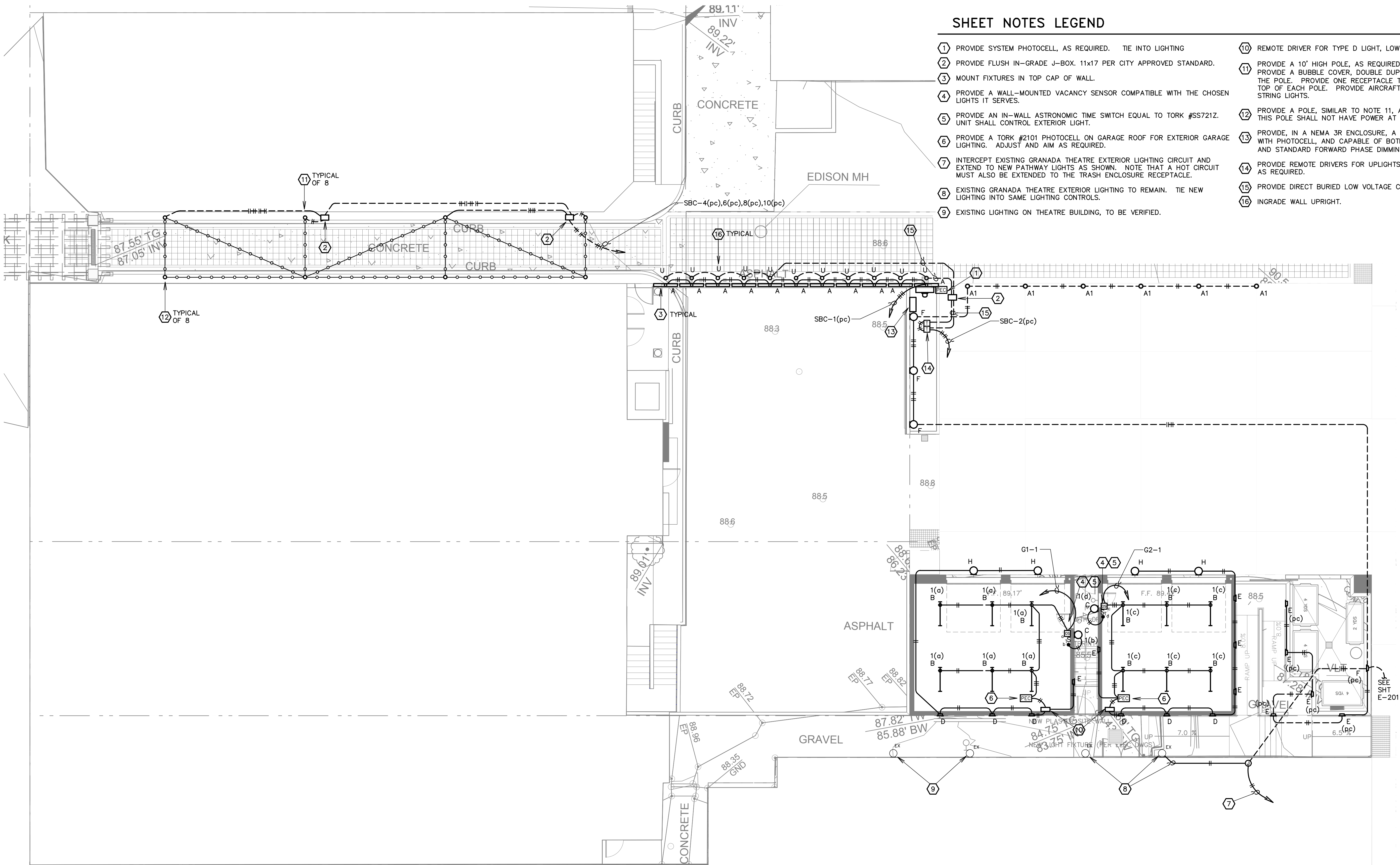
ISSUE DATE: 8.21.2018

REVISIONS:

NO.	DATE	TYPE

E-201

SHEET OF



SHEET NOTES LEGEND

- 1 PROVIDE SYSTEM PHOTOCELL, AS REQUIRED. TIE INTO LIGHTING

2 PROVIDE FLUSH IN-GRADE J-BOX. 11x17 PER CITY APPROVED STANDARD.

3 MOUNT FIXTURES IN TOP CAP OF WALL.

4 PROVIDE A WALL-MOUNTED VACANCY SENSOR COMPATIBLE WITH THE CHOSEN LIGHTS IT SERVES.

5 PROVIDE AN IN-WALL ASTRONOMIC TIME SWITCH EQUAL TO TORK #SS721Z. UNIT SHALL CONTROL EXTERIOR LIGHT.

6 PROVIDE A TORK #2101 PHOTOCELL ON GARAGE ROOF FOR EXTERIOR GARAGE LIGHTING. ADJUST AND AIM AS REQUIRED.

7 INTERCEPT EXISTING GRANADA THEATRE EXTERIOR LIGHTING CIRCUIT AND EXTEND TO NEW PATHWAY LIGHTS AS SHOWN. NOTE THAT A HOT CIRCUIT MUST ALSO BE EXTENDED TO THE TRASH ENCLOSURE RECEPTACLE.

8 EXISTING GRANADA THEATRE EXTERIOR LIGHTING TO REMAIN. TIE NEW LIGHTING INTO SAME LIGHTING CONTROLS.

9 EXISTING LIGHTING ON THEATRE BUILDING, TO BE VERIFIED.
- 10 REMOTE DRIVER FOR TYPE D LIGHT, LOW ON WALL, WITHIN GARAGE.

11 PROVIDE A 10' HIGH POLE, AS REQUIRED TO SUPPORT STRING LIGHTS. PROVIDE A BUBBLE COVER, DOUBLE DUPLEX (GF) OUTLET AT THE TOP OF THE POLE. PROVIDE ONE RECEPTACLE TO EACH OF THE (4) CIRCUITS AT THE TOP OF EACH POLE. PROVIDE AIRCRAFT CABLE BETWEEN POLES, TO SUPPORT STRING LIGHTS.

12 PROVIDE A POLE, SIMILAR TO NOTE 11, ABOVE, TO SUPPORT STRING LIGHTS. THIS POLE SHALL NOT HAVE POWER AT THE TOP.

13 PROVIDE, IN A NEMA 3R ENCLOSURE, A LIGHTING CONTROL SYSTEM, COMPLETE WITH PHOTOCELL, AND CAPABLE OF BOTH 0-10V DIMMING (CIRCUITS SBC-1,2) AND STANDARD FORWARD PHASE DIMMING (CIRCUITS 4,6,8,10).

14 PROVIDE REMOTE DRIVERS FOR UPLIGHTS ON WALL, IN NEMA 3R ENCLOSURE, AS REQUIRED.

15 PROVIDE DIRECT BURIED LOW VOLTAGE CABLE. TIE NEW

16 INGRADE WALL UPRIGHT.

LIGHTING

SEE LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION

LED COVE LIGHT (LETTER DESIGNATION REFERS TO FIXTURE TYPE AS SPECIFIED IN THE LIGHT FIXTURE SCHEDULE)

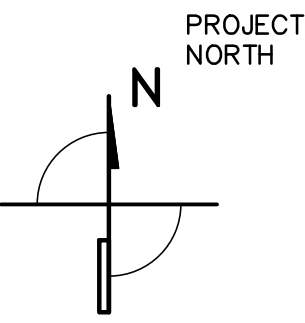
LIGHT MAY BE INGRADE WALL LIGHT OR SURFACE BOLLARD LIGHT

SURFACE, WALL MOUNTED, HEIGHT VARIES

WALKING/STEP LIGHT, LOW IN WALL

LED STRING LIGHT ON OR BETWEEN POLE TOPS

FLUORESCENT STRIP



ELECTRICAL LIGHTING PLAN

SCALE: 1/8" = 1'-0"



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CONTENTS:
ELECTRICAL
LIGHTING PLAN

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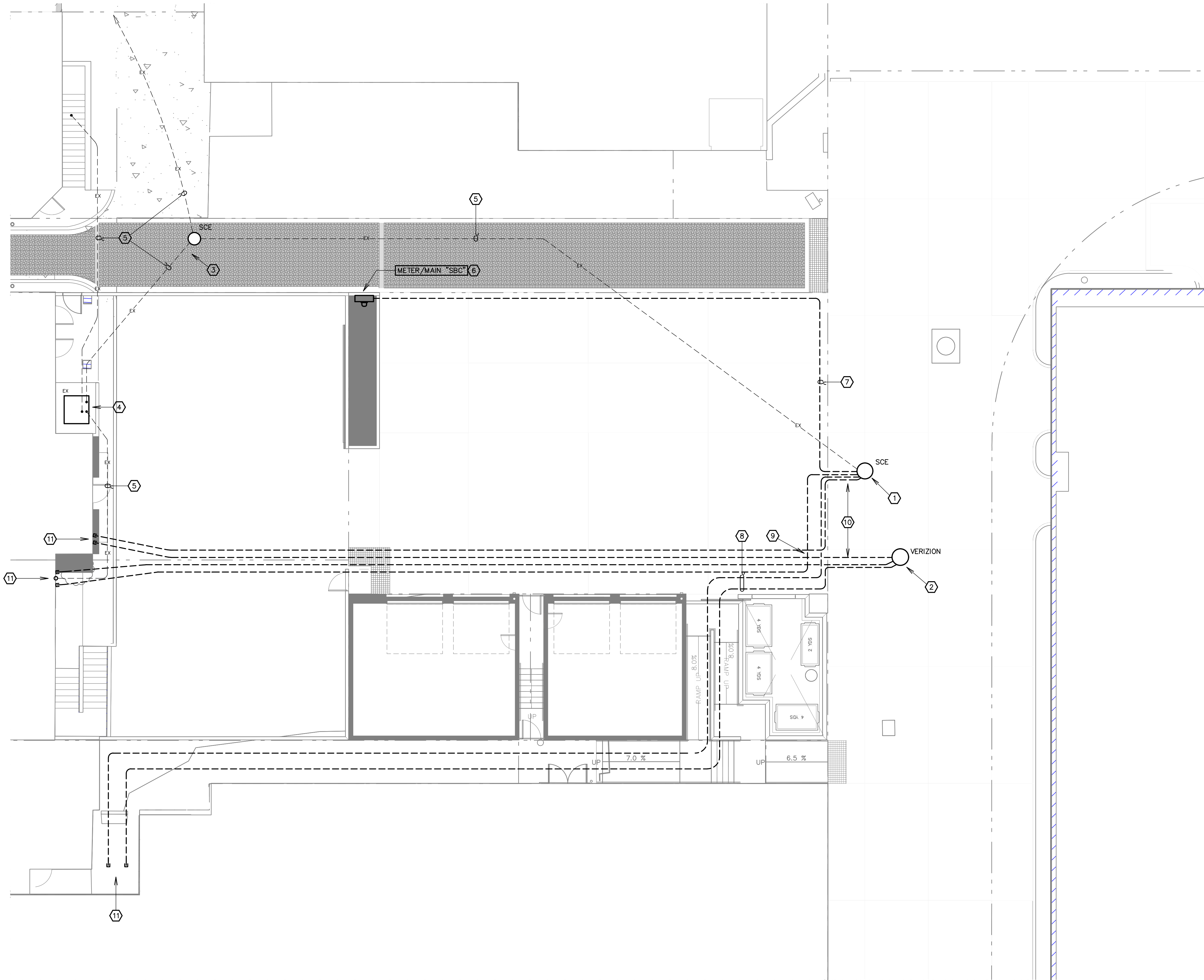
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SUBMITTALS	
DATE	TYPE
1.31.18	Owner Set/ DART
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E-202

SHEET OF

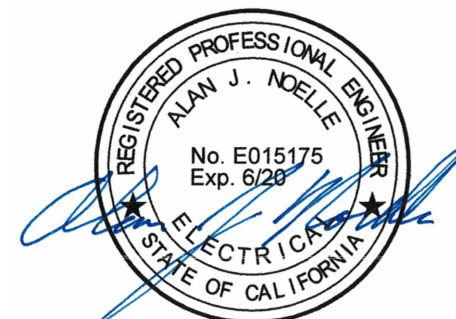
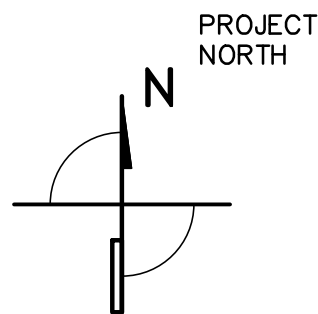


SHEET NOTES LEGEND

- 1 EXISTING SCE VAULT IN PASEO.
- 2 EXISTING VERIZON VAULT IN PASEO.
- 3 EXISTING SCE MANHOLE. IT IS UNCLER WHETHER THIS MANHOLE IS PRIMARY OR SECONDARY VOLTAGE.
- 4 EXISTING 1-PHASE SCE PAD MOUNT CURRENTLY SERVING ALL 4 BUILDINGS FACING STATE STREET.
- 5 EXISTING UNDERGROUND SCE CONDUITS. THESE ARE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 6 NEW METER MAIN ALL-IN-ONE EQUAL TO MURRAY OR CHALLENGER. SEE PANEL SCHEDULE AND ONE LINE DIAGRAM. MOUNT ON BACK WALL, FEED FROM SCE VAULT AS REQUIRED.
- 7 NEW SCE 3"CO FOR SECONDARY FROM VAULT. RUN A MINIMUM OF 36"BELOW GRADE.
- 8 ONE 4"CO (SCE) AND ONE 4"CO (VERIZON) FROM EXISTING VAULTS, STUBBED OUT AT EXISTING SERVICES AS SHOWN. THESE SHALL BE USED FOR FUTURE SERVICE TO BUILDING.
- 9 STUB OUT 4"CO (SCE. SEE BELOW) AND ONE 4"CO (VERIZON) FROM EXISTING VAULTS FOR FUTURE SERVICE TO THE BUILDINGS FACING STATE STREET. FOR APN 039-183-059, PROVIDE (4)4"CO, AND FOR APN 039-183-061, PROVIDE (3)4"CO, FOR POWER.
- 10 NOTE THAT IT IS THE INTENT OF THESE DRAWINGS TO NOT DISTURB THE DECORATIVE CONCRETE IN THE PASEO. THESE PLANS ASSUME BORING AND TUNNELING TO GET TO THE VAULTS.
- 11 COORDINATE WITH PROPERTY OWNER, AND STUB UP AT BUILDING, AS DIRECTED.

ELECTRICAL UTILITY PLAN

SCALE: 1/8" = 1'-0"



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Proposed project for:
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UTILITY PLAN

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E-203

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ELECTRICAL
PHOTOMETRIC PLANS

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1.18	Owner Ser/ DART
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18	Owner/ DART
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18	Planning Commission
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4.10	Training Commission

0.19	Plan check
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DATE	TYPE
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[illegible]

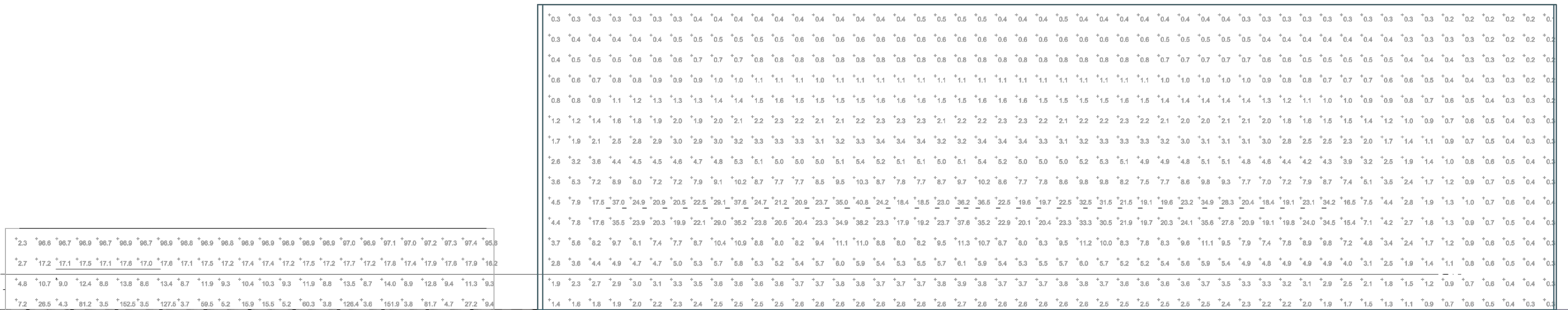
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E 204

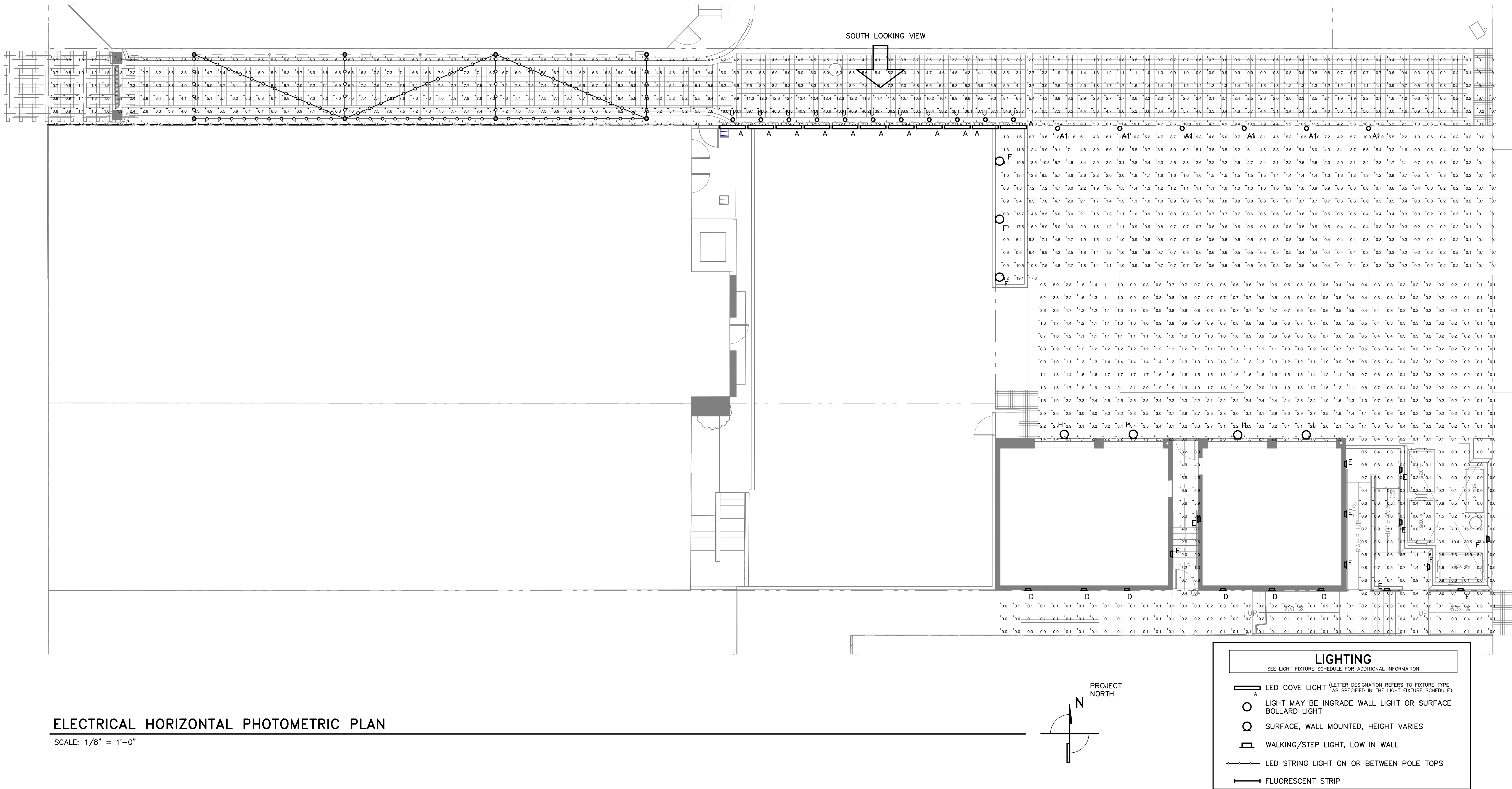
L-204

LET OF



ELECTRICAL VERTICAL PHOTOMETRIC PLAN ON WALL, LOOKING SOUTH

SCALE: 1/8" = 1'-0"



ANE
Alan Noelle Engineering
1616 Anacapa Street
Santa Barbara, CA 93101

phone: 805.563.5444
fax: 805.456.5901 alan@aneng.com

Electrical Engineering Lighting Design
MT1508E204.dwg 11.25.19

aneng.com | E-204

ET OF

STATE OF CALIFORNIA
INDOOR LIGHTING POWER ALLOWANCE
2024-NRCC-LTI-03-E (Rev. 06/24)

CERTIFICATE OF COMPLIANCE
 Certificate of Compliance - Indoor Lighting Power Allowance

Project Name: Plaza Grandis

CALIFORNIA ENERGY COMMISSION
NRCC-LTI-03-E
(Page 1 of 4)

Date Prepared: _____

ALLOWED LIGHTING POWER

1) separate page must be filled out for Conditioned and Unconditioned Spaces. This page is for:

☒ **CONDITIONED** spaces ☐ **UNCONDITIONED** spaces

A. SUMMARY TOTALS OF LIGHTING POWER ALLOWANCES

☐ If using Complete Building Method for compliance, use only the total in column (b) as total allowed building watts.
☒ If using Area Category Method, Tailored Method, or a combination of Area Category and Tailored Method for compliance, use only the total in column (b) as the total allowed building watts.

	(a)	(b)
1. Complete Building Method Allowed Watts. Documented in section B of NRCC-LTI-03-E (below on this page)		1116
2. Area Category Method Allowed Watts. Documented in section C-1 of NRCC-LTI-03-E (below on this page)		0
3. Tailored Method Allowed Watts. Documented in section A of NRCC-LTI-04-E		1116

☒ **TOTAL ALLOWED BUILDING WATTS. Enter number into correct cell on NRCC-LTI-03, Page 2, Row 1**
☐ Check here if Building contains both conditioned and unconditioned areas.

B. COMPLETE BUILDING METHOD LIGHTING POWER ALLOWANCE

A	B	C	D
TYPE OF BUILDING (From §140.6 Table 140.6-B)	WATTS PER (F ²)	X	ALLOWED WATTS
Total Area:			
Total Watts. Enter Total Watts into section A, row 1 (Above on this page)			

C-1 AREA CATEGORY METHOD TOTAL LIGHTING POWER ALLOWANCES (C-2 plus C-3)

	Watts
Total from section C-2	-
Total from section C-3	-
Total Watts. Enter Total Watts into section A, row 2 (Above on this page)	-

CA Building Energy Efficiency Standards - 2023 Nonresidential Compliance

June 2024

[illegible][illegible]

OFFICE OF CALIFORNIA LIGHTING POWER ALLOWANCE 2000 California Street, Suite 200 San Francisco, CA 94109 (415) 398-2200		CALIFORNIA ENERGY COMMISSION 1515 Market Street, Suite 1400 San Francisco, CA 94102 (415) 773-1500
CERTIFICATE OF COMPLIANCE Certificate of Compliance with California Lighting Power Allowance		
Project Name: <u>Place Grants</u>		
Date Prepared: _____		
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT		
I, <u>Alan J Noelle</u> , certify that this Certificate of Compliance documentation is accurate and complete.		
Documentation Author Name: <u>Alan J Noelle</u> Company: <u>Alan Noelle Engineering</u> Address: <u>1616 Anapa Street</u> City/State/Zip: <u>Sanita Barbara, CA 93101</u>	Documentation Author Signature:  Signature Date: _____ Phone: <u>805-563-5444</u> FAX: <u>HEARST CORPORATION (H-1000000)</u>	
RESPONSIBLE DESIGNER'S DECLARATION STATEMENT		
I, <u>Alan J Noelle</u> , certify the following under penalty of perjury under the laws of the State of California:		
1. The information provided on this Certificate is true and correct.		
2. I am a duly licensed professional engineer in the State of California.		
3. I hereby certify that the performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.		
4. The building design or system design features identified on this Certificate of Compliance are consistent with the information provided on or other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.		
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement, code enforcement, and building inspectors. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building manager of occupancy.		
Designer Name: <u>Alan J Noelle</u> Company: <u>Alan Noelle Engineering</u> Address: <u>1616 Anapa Street</u> City/State/Zip: <u>Sanita Barbara, CA 93101</u>	Responsible Designer Signature:  Date Signed: _____ License #: <u>E015175</u> Phone: <u>805-563-5444</u>	

STATE OF CALIFORNIA INDOOR LIGHTING CEC/ANSI-11-14.6, Revised 06/15 CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS Indoor Lighting Project Name: Plaza Granada		CALIFORNIA ENERGY COMMISSION NCEC-1411-04.6 (Page 2 of 5)	
		Date Prepared: _____	

5.	Complies ONLY if Installed as Allowed		Complies ONLY if Installed as Allowed	
6.	Allowed Lighting Power Conditioned NEEC-11-10.6, page 1	1116	Allowed Lighting Power Unconditioned NEEC-11-10.6, page 1	

Declaration of Required Installation Certificates – Declare by selecting yes for all Installation Certificates that will be submitted. (Retain copies and verify forms are completed and signed.)

YES	NO	Form/Title	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRIC-L1-01-E - Must be submitted for all buildings	<input type="checkbox"/> Field Inspector
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRIC-L1-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/> Field Inspector
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRIC-L1-03-E - Must be submitted for a line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting, to be recognized for compliance.	<input type="checkbox"/> Field Inspector
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRIC-L1-04-E - Must be submitted for two interrelated systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	<input type="checkbox"/> Field Inspector
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRIC-L1-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	<input type="checkbox"/> Field Inspector
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRIC-L1-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	<input type="checkbox"/> Field Inspector

Declaration of Required Certificates of Acceptance – Declare by checking all of the Certificates of Acceptance that will be submitted. (Retain copies and verify forms are completed and signed.)

YES	NO	Form/Title	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRICA-L1-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	<input type="checkbox"/> Field Inspector
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRICA-L1-03-A - Must be submitted for automatic daylight controls.	<input type="checkbox"/> Field Inspector
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRICA-L1-04-A - Must be submitted for demand responsive lighting controls.	<input type="checkbox"/> Field Inspector

INDOOR LIGHTING – LIGHTING CONTROLS <small>DEC 20/2015-15-02 (Revision 09/14)</small> <small>CERTIFICATE OF COMPLIANCE</small>		CALIFORNIA ENERGY COMMISSION <small>NWCC-11-01-10</small> <small>(Page 1 of 3)</small>
Indoor Lighting – Lighting Controls <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"> Plaza Granada </div>		<div style="border: 1px solid black; padding: 2px; margin-top: 5px;"> Date Received </div>
<p>The NRCC-LTI-02-1 shall be used to document all mandatory and prescriptive lighting controls that are applicable to the project.</p> <p>Mandatory Lighting Control Declaration Statements (Indicate if the measure applies by checking yes or no below.)</p>		
YES	NO	Control Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting shall be controlled by self-contained lighting control devices which are certified to the Energy Commission according to the Title 24 Appliance Efficiency Regulations in accordance with Section 110.9.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting shall be controlled by a lighting control or system of energy management control system in accordance with §110.9. An installation Certificate shall be submitted in accordance with Section 130.4(b).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	One or more Track Lighting Integral Current Limiters shall be installed which have been certified to the Energy Commission in accordance with §110.9 and §130.4. Additionally, an installation Certificate shall be submitted in accordance with Section 130.4(b).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Track Lighting Supplementary Overcurrent Protection Panel shall be installed in accordance with Section 130.9 and Section 130.0. Additionally, an Installation Certificate shall be installed in accordance with Section 130.4(b).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All lighting controls and equipment shall comply with the applicable requirements in §110.9 and shall be installed in accordance with the manufacturer's instructions in accordance with Section 130.1.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All luminaires shall be functionally controlled with manually switchable ON and OFF lighting controls in accordance with Section 130.1(a).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	General lighting shall be separately controlled from all other lighting systems in an area. Floor and wall lighting, window display, case display, ornamental, and special effects lighting shall each be separately controlled on circuits that are 20 amps or less. When track, trackdown, in-use, general, display, ornamental, and special effects lighting that each be separately controlled, in accordance with Section 130.1.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The lighting of any enclosed area 100 square feet or larger, or a connected lighting load that exceeds 0.5 watts per square foot shall meet the multi-level lighting control requirements in accordance with Section 130.1(b).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All installed indoor lighting shall be equipped with controls that meet the applicable Shut-Off control requirements in Section 130.1(c).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting in Daylit Zones shall be controlled in accordance with the requirements in Section 130.1(d) and daylight zones are shown on the plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting power in buildings larger than 10,000 square feet shall be capable of being automatically reduced in response to a Demand Response Signal in accordance with Section 130.1(e).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Before an occupancy permit is granted for a newly constructed building or area, or a new lighting system serving a building, a area, or site is operated on normal use, indoor lighting controls serving the building, area, or site shall be certified as meeting the Acceptance Requirements for Code Compliance in accordance with Section 130.4(a). The controls required to meet the Acceptance Requirements include automatic daylight controls, automatic shut-off controls, and demand responsive controls.

[illegible]

STATE OF CALIFORNIA INDOOR LIGHTING – LIGHTING CONTROLS <small>CEC DEC-2014-1-11-0-0, Permit 05-14</small>		CALIFORNIA ENERGY COMMISSION PERMIT TO CONSTRUCT (Page 3 of 3)	
CERTIFICATE OF COMPLIANCE Indoor Lighting – Lighting Controls			
Project Name: Plaza Grande		Date Prepared: _____	
DOCUMENTATION AUTHORITY'S DECLARATION STATEMENT			
I, _____, certify that this Certificate of Compliance documentation is accurate and complete.			
Declaration Authority Name: Alan J Noelle		Declaration Authority Signature:	
Company: Alan Noelle Engineering		Signature Date: _____	
Address: 616 Annapolis Street		CEA/RECS Certification Identification or other ID #: _____	
City/County: Santa Barbara, CA 93101		Phone: 805-563-5444	
RESPONSIBLE PERSON'S DECLARATION STATEMENT			
I, _____, confirm under penalty of perjury, under the laws of the State of California: 1. The information provided on this Certificate of Compliance is true and correct. 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible design). 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 6, and Part 6 of the California Code of Regulations. 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 5. I am aware that any copy of this Certificate of Compliance that is made available with the building permit(s) for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.			
Responsible Designer Name: Alan J Noelle		Responsible Designer Signature:	
Company: Alan Noelle Engineering		Date Signed: _____	
Address: 1616 Annapolis Street		ECE015175	
City/County: Santa Barbara, CA 93101		Phone: 805-563-5444	

NIP OF CALIFORNIA NBC 2001 LIGHTING <small>(SEE ASNC-1118-1-01, BROKER 30/15)</small> CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS Indoor Lighting Project Name: Plaza Granada _____ Date Prepared: _____		 CALIFORNIA ENERGY COMMISSION NBC11-11-01-1 (Page 1 of 5)					
<table style="width: 100%;"> <tr> <td style="width: 20%;">Climate Zone:</td> <td>Conditioned Floor Area : 1880 SQ FT</td> </tr> <tr> <td></td> <td>Unconditioned Floor Area:</td> </tr> </table>				Climate Zone:	Conditioned Floor Area : 1880 SQ FT		Unconditioned Floor Area:
Climate Zone:	Conditioned Floor Area : 1880 SQ FT						
	Unconditioned Floor Area:						
General Information							
BUILDING TYPE: <input type="checkbox"/> Nonresidential <input type="checkbox"/> High-Rise Residential <input type="checkbox"/> Hotel/Motel							
<input checked="" type="checkbox"/> Schools <input type="checkbox"/> Relocatable Public Schools <input type="checkbox"/> Conditioned Spaces <input type="checkbox"/> Unconditioned Spaces							
Phase of Construction: <input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration							
Method of Compliance: <input type="checkbox"/> Complete Building <input type="checkbox"/> Area Category <input type="checkbox"/> Tailored							
LIGHTING COMPLIANCE DOCUMENTS (select yes for each document included)							
<i>For detailed instructions on the use of this and all of Energy Efficiency Standards compliance documents, refer to the Nonresidential Manual published by the California Energy Commission.</i>							
	YES	NO	TITLE				
			NRCC-LIT-01-02 Certificate of Compliance, All Pages required on plans for all submittals.				
<input checked="" type="checkbox"/>			NRCC-LIT-02-04 Lighting Controls, Certificate of Compliance, and PAF Catalogue, All Pages required on plans for all submittals.				
<input checked="" type="checkbox"/>			NRCC-LIT-03-01 Indoor Lighting Power Allowance				
			NRCC-LIT-04-06 Tallage Method Worksheets				
<input checked="" type="checkbox"/>			NRCC-LIT-05-02 Line Voltage Truck Lighting Worksheets				

Summary of Allowed Lighting Power

Conditioned and Unconditioned space lighting must not be combined for compliance

Indoor Lighting Power for Conditioned Spaces			Indoor Lighting Power for Unconditioned Spaces		
	Installed Lighting NRCC-LIT-01-01, page 4	Watts		Installed Lighting NRCC-LIT-01-01, page 4	Watts
1.	PORTABLE ONLY FOR OFFICES NRCC-LIT-01-01, page 9	+ 757			
2.	Minus Lighting Control Credits NRCC-LIT-02-04, page 2	= 0		Minus Lighting Control Credits NRCC-LIT-02-04, page 2	=
3.	Adjusted Installed Lighting Power (low 1 plus low 2 minus row 3)	= 757		Adjusted Installed Lighting Power (low 1 minus row 3)	=

[illegible][illegible]

STATE OF CALIFORNIA INDOOR LIGHTING CERTIFICATE OF COMPLIANCE (Form ILL-001) (Rev. 08-14)		CALIFORNIA ENERGY COMMISSION NCC-17-01-06 (Page 5 of 5)	
CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS Indoor Lighting Project Name: Plaza Gardens		Date Prepared:	
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT I, certify that this Certificate of Compliance documentation is accurate and complete. Documentation Author Name: Alan J Noelle		Documentation Author Signature:  Signature Date: _____ LSC Use Confirmation (Manufacturer's Representative): _____	
Company: Alan Noelle Engineering 1616 Anacapa Street Santa Barbara, CA 93101		805-563-5444	
RESPONSIBLE PERSON'S DECLARATION STATEMENT I certify the following under penalty of perjury, under the laws of the State of California:			
1. The information provided on this Certificate of Compliance is true and correct.			
2. I am eligible under Division 3 of the Building and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance conforming to the requirements of the Title 24, Part 6 of the California Code of Regulations.			
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of the Title 24, Part 6 of the California Code of Regulations.			
4. The building features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, manuals, plans and specifications submitted to the enforcement agency for approval with this building permit application.			
5. I am the owner, or authorized representative of the building owner, and I am authorized to execute this Certificate of Compliance on behalf of the building owner, and I have obtained the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the building provides to the building owner at occupancy.			
Responsible Designer Name: Alan J Noelle		Responsible Designer Signature: 	
Company: Alan Noelle Engineering 1616 Anacapa Street Santa Barbara, CA 93101		License: E015175 805-563-5444	



CEARNAL
ANDRULAITIS
ARCHITECTURE
INTERIOR DESIGN

521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
F: 805.963.0684
www.cearnal.com

Proposed project for:

Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 15-001

CONTENTS:

ELECTRICAL

INTERIOR
LIGHTING
TITLE 24

DRAWN BY: TCN/VL

CHECKED BY: AJN

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SUBMITTALS

DATE	FILE
11-01-80	100-100000-100000

5.2.18	Owner/ DART
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8.21.18	Planning Commission
---------	---------------------

12.20.19	Plan check
----------	------------

NO.	DATE	TYPE
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10. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

F-3000

SHEET OF

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2013

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

Summary of Allowed Outdoor Lighting Power	Units
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CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance
June 2014

Schedule of luminaires exempt from the cutoff requirements in §130.2(b)	
Name or Symbol	Description of exempt luminaire in accordance with the exemptions

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance
June 2014



Electrical Engineering	Lighting Design
MT1508E301.dwg	2.1.18

JOB NUMBER: 15-001

DRAWN BY: TCN/VLF

CHECKED BY: AJM

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SUBMITTALS

11.31.18	Owner Set/ DART
----------	-----------------

5.2.18	Owner/ DART
--------	-------------

8.21.18	Planning Commission
---------	---------------------

12.20.19	Plan check
----------	------------

NO.	DATE	TYPE
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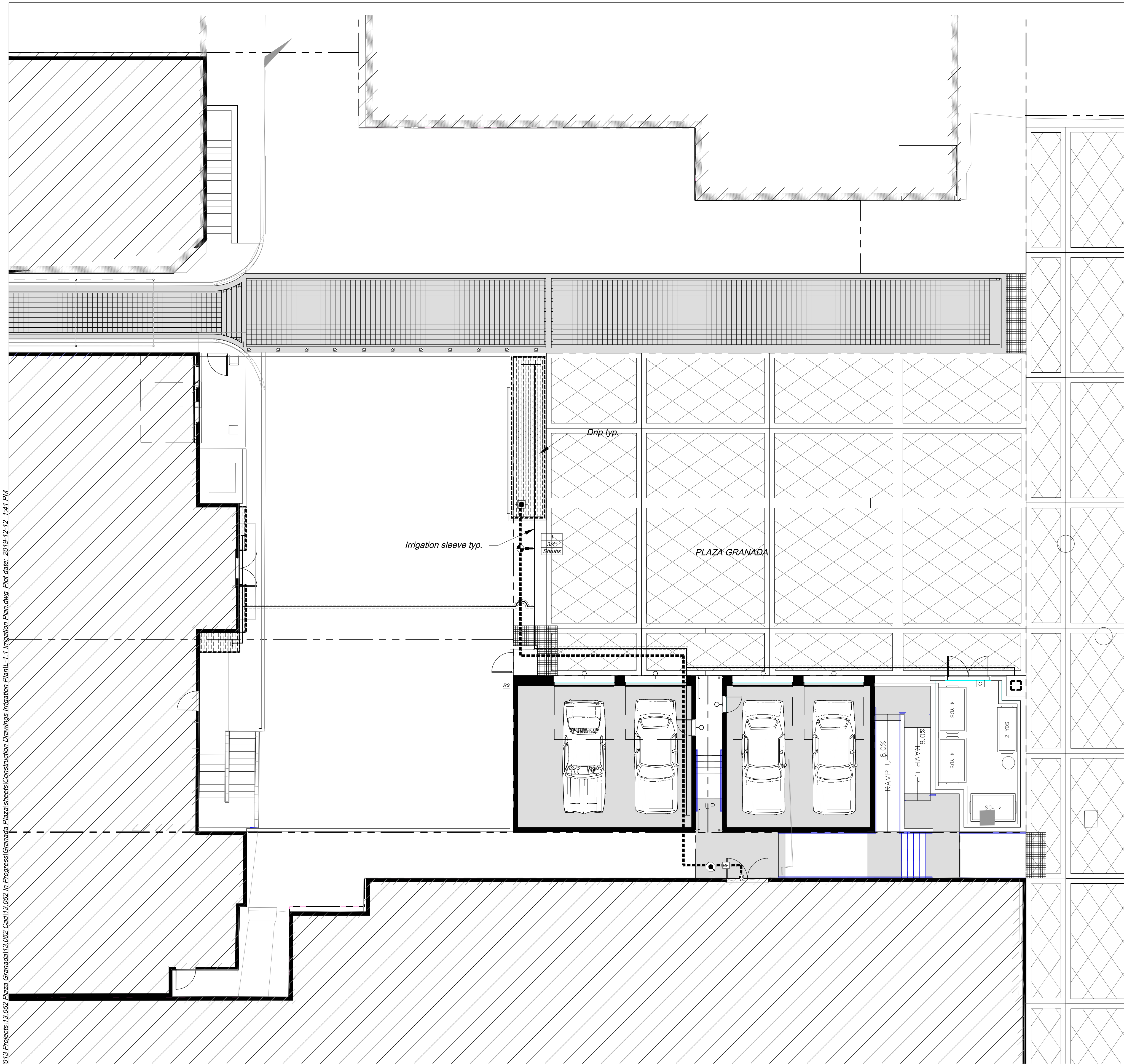
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5201

L-501

SHEET OF



#	Valve #
#	Valve size
#	Plant Type

THIS IS A COPY

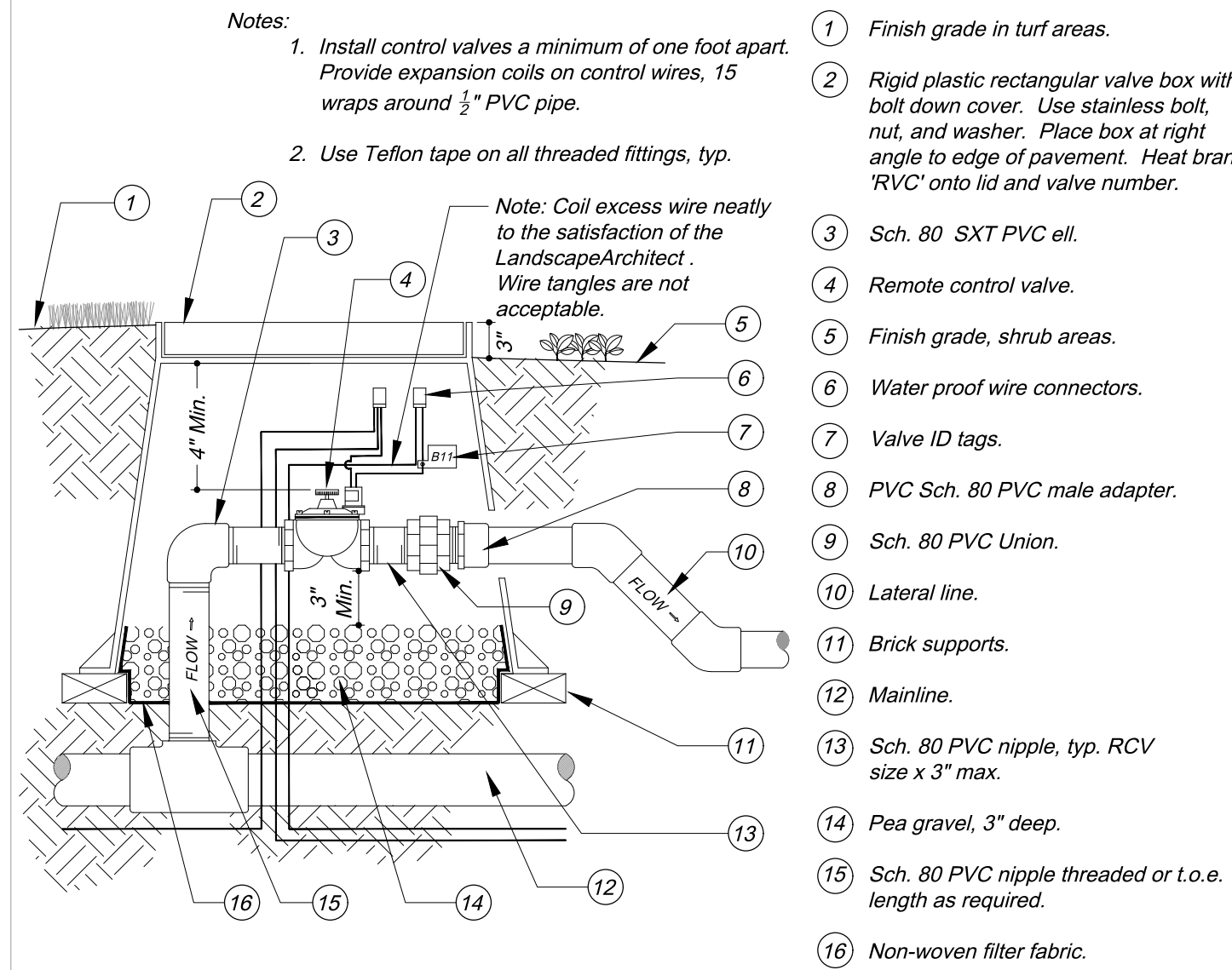
<i>Rainbird X CZ drip valves</i>	
0-15 gpm	1"
15-40 gpm	1-1/2"

A diagram showing a circle with a radius vector labeled z pointing from the center to the circumference.

Scale:
1/8" = 1'-0"

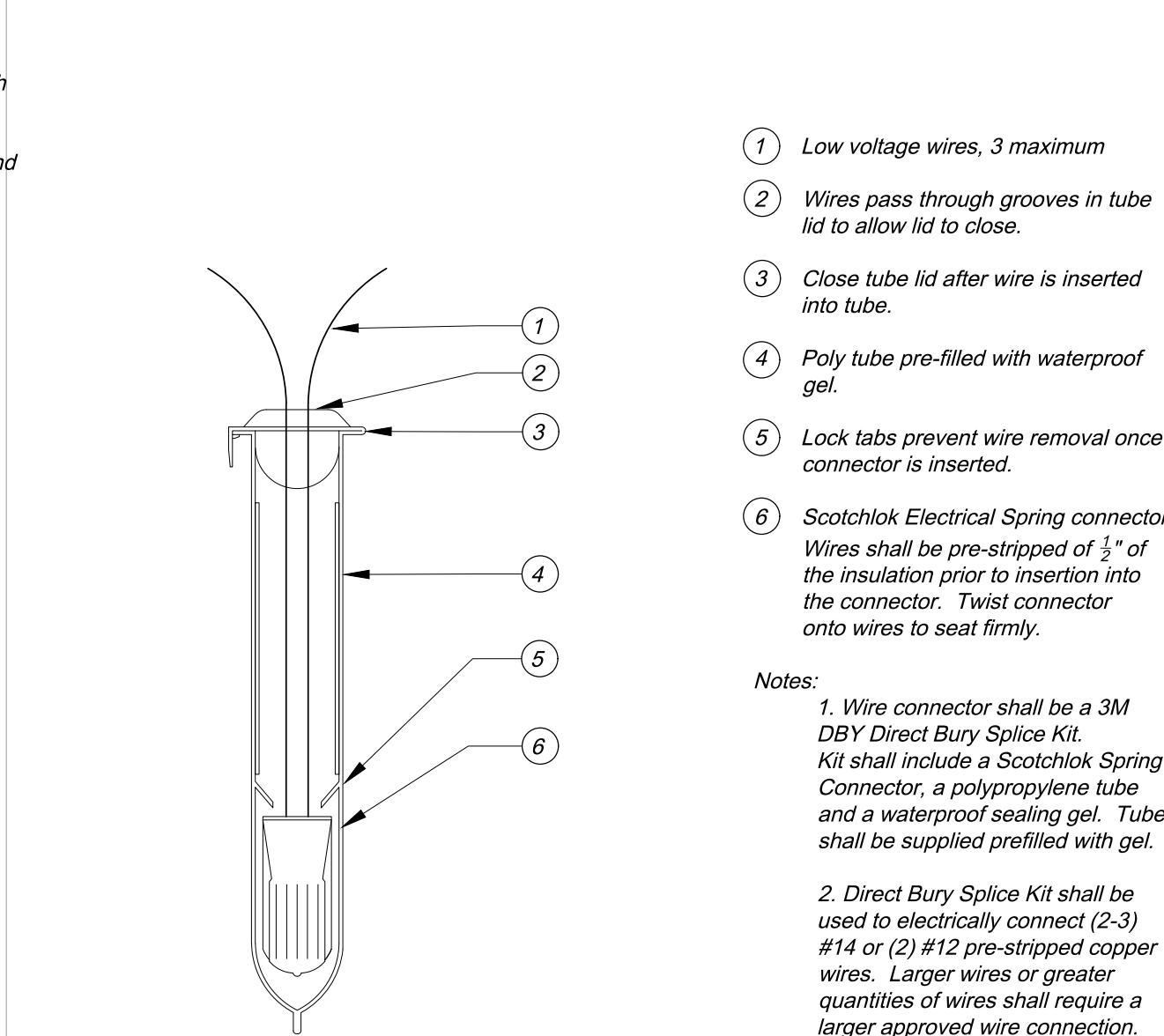
Drawing Name: \\ARCADIA\Projects\2013 Projects\13.052 Granada Plaza\Granada Plaza\Details Construction Drawings\Irrigation\Plan\I-1.2 Irrigation Details.dwg Plot Date: 2019-12-12 1:41 PM

10 **EMITTER TO DRIPLINE CONNECTION**
Not to Scale

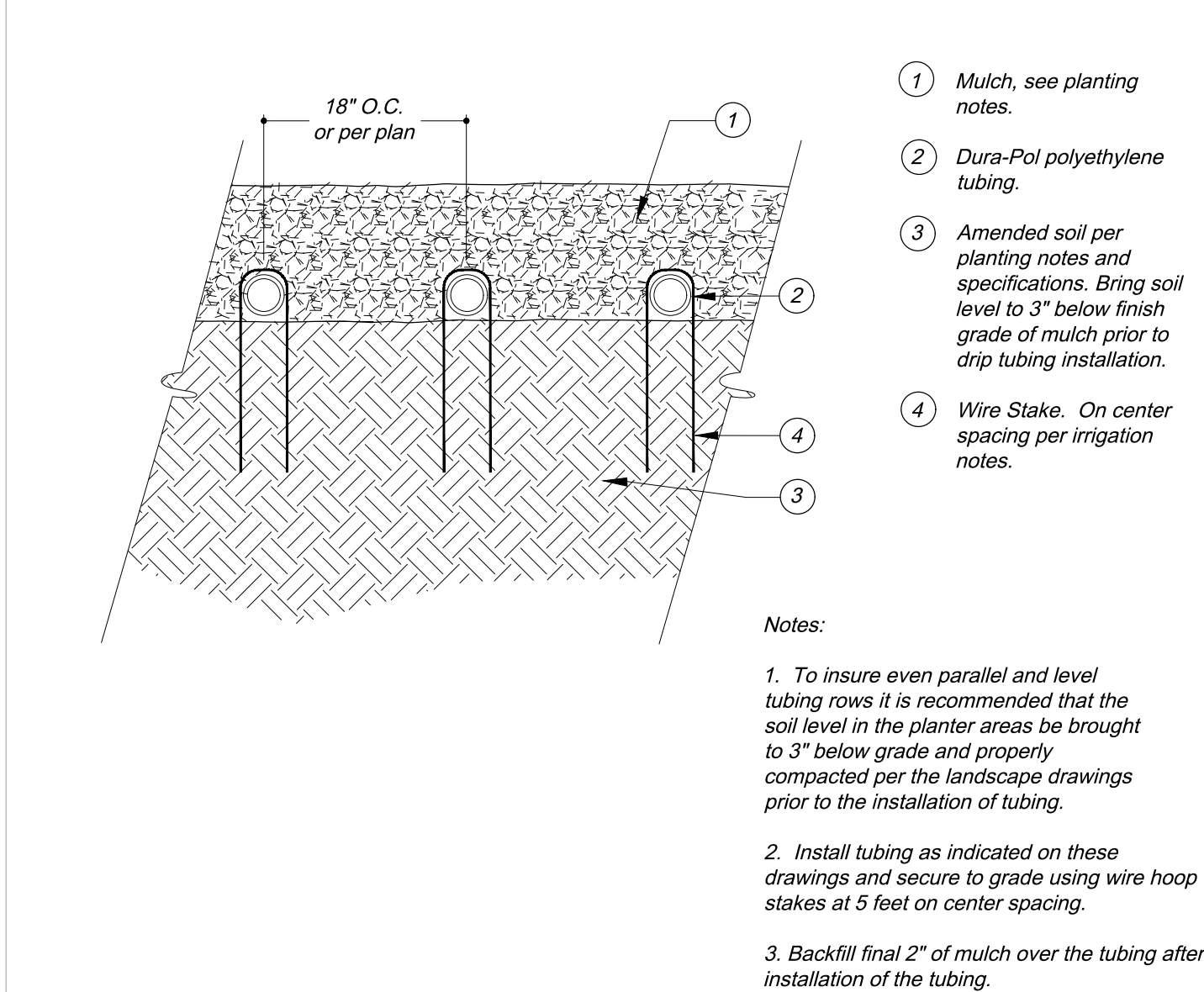


11 **REMOTE CONTROL VALVE**
Not to Scale

7 **WALL MOUNTED CONTROLLER**
Not to Scale

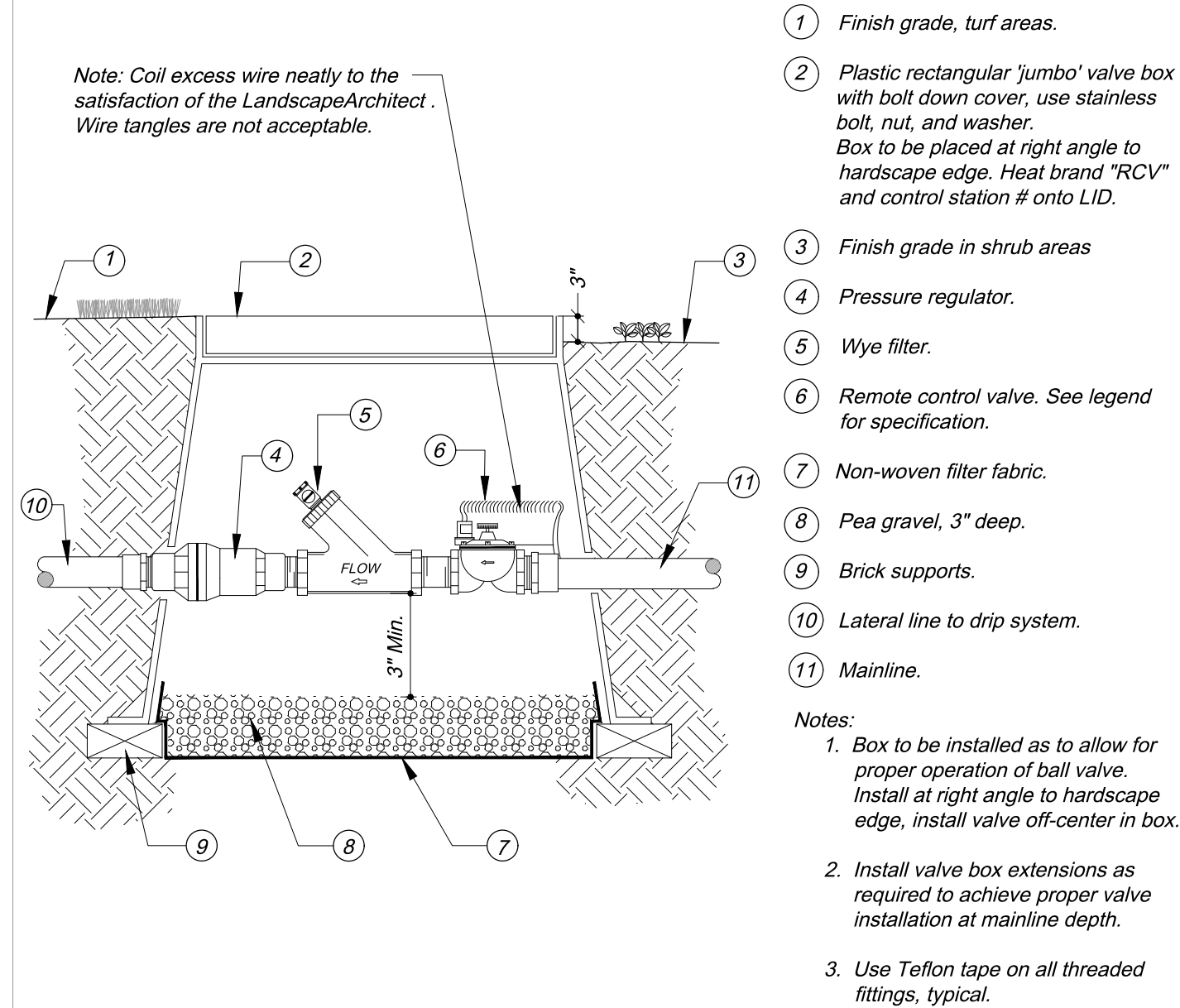


8 **WIRE CONNECTION**
Not to Scale

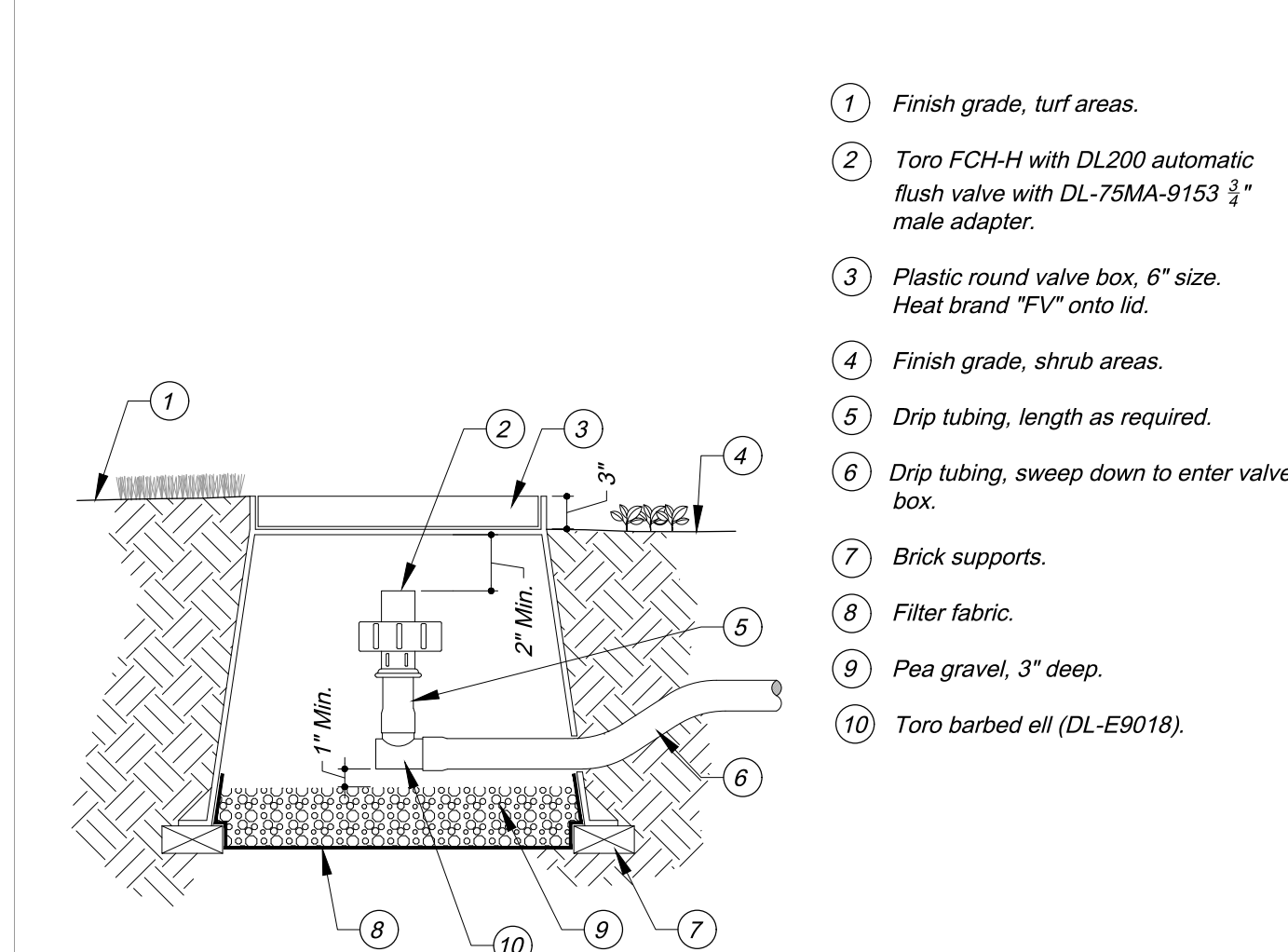


9 **DRIPLINE STAKING AND LAYOUT**
Not to Scale

4 **QUICK COUPLER VALVE**
Not to Scale

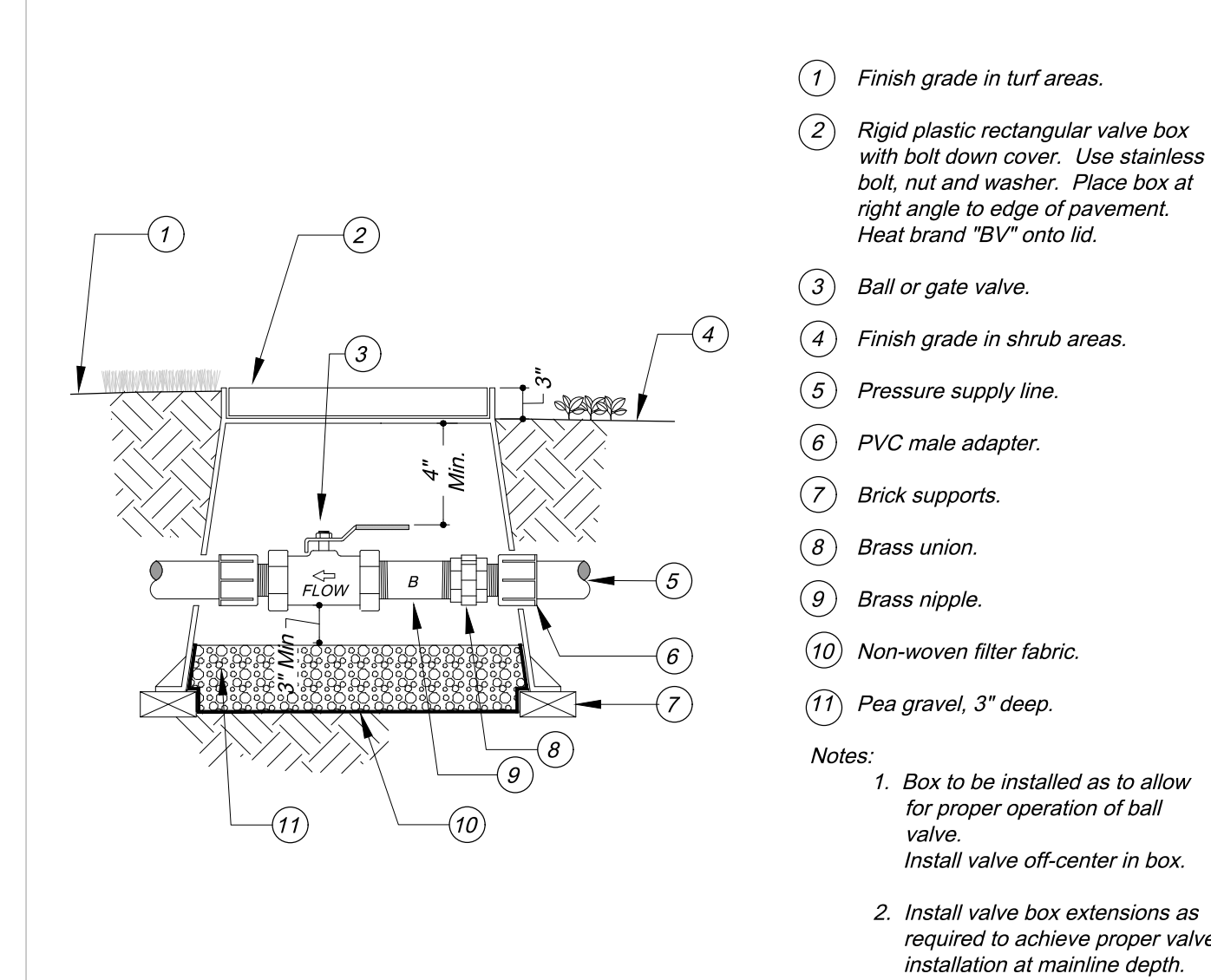


5 **DRIP VALVE ASSEMBLY**
Not to Scale

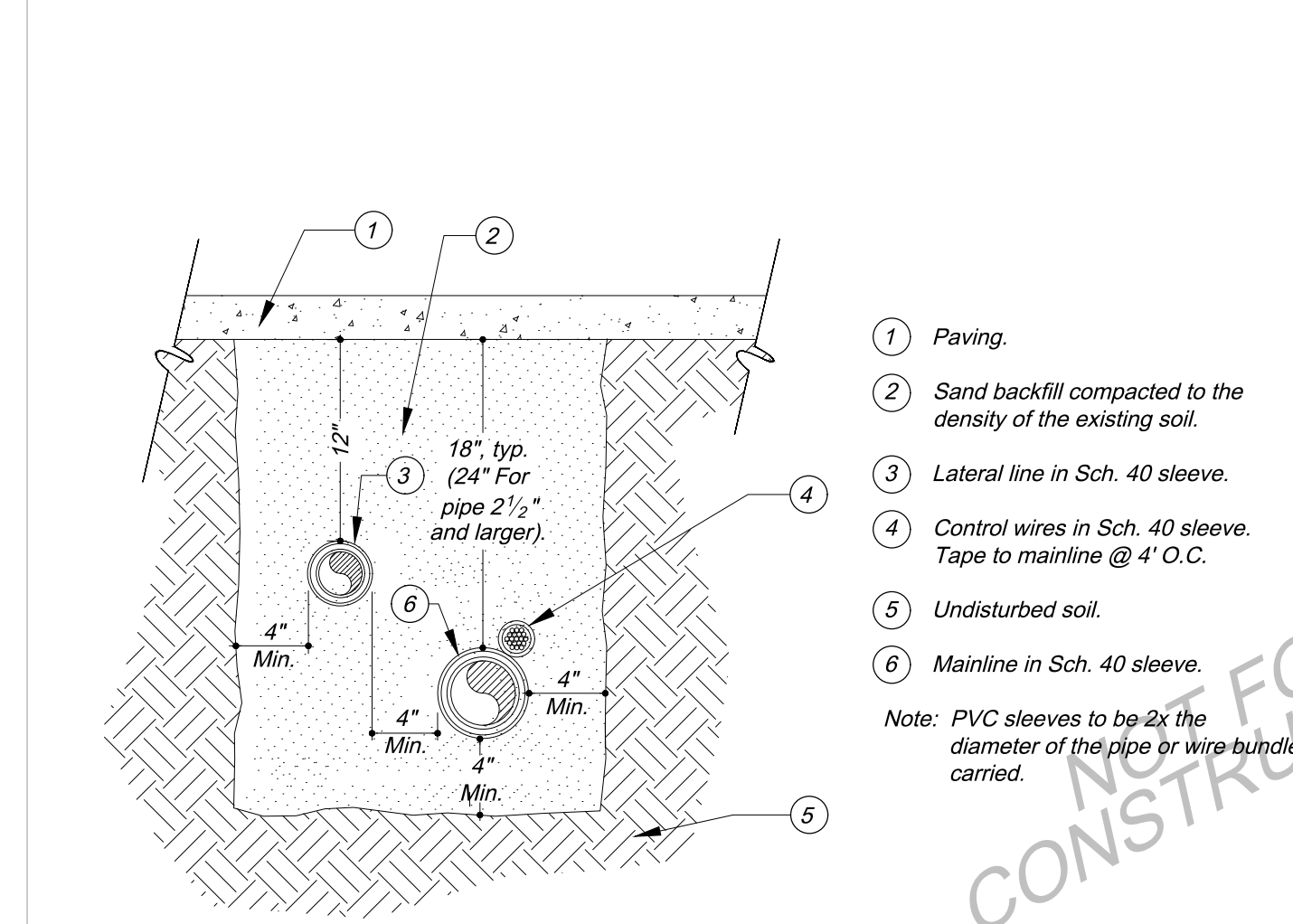


6 **DRIP FLUSH VALVE**
Scale: 1"=1'-0"

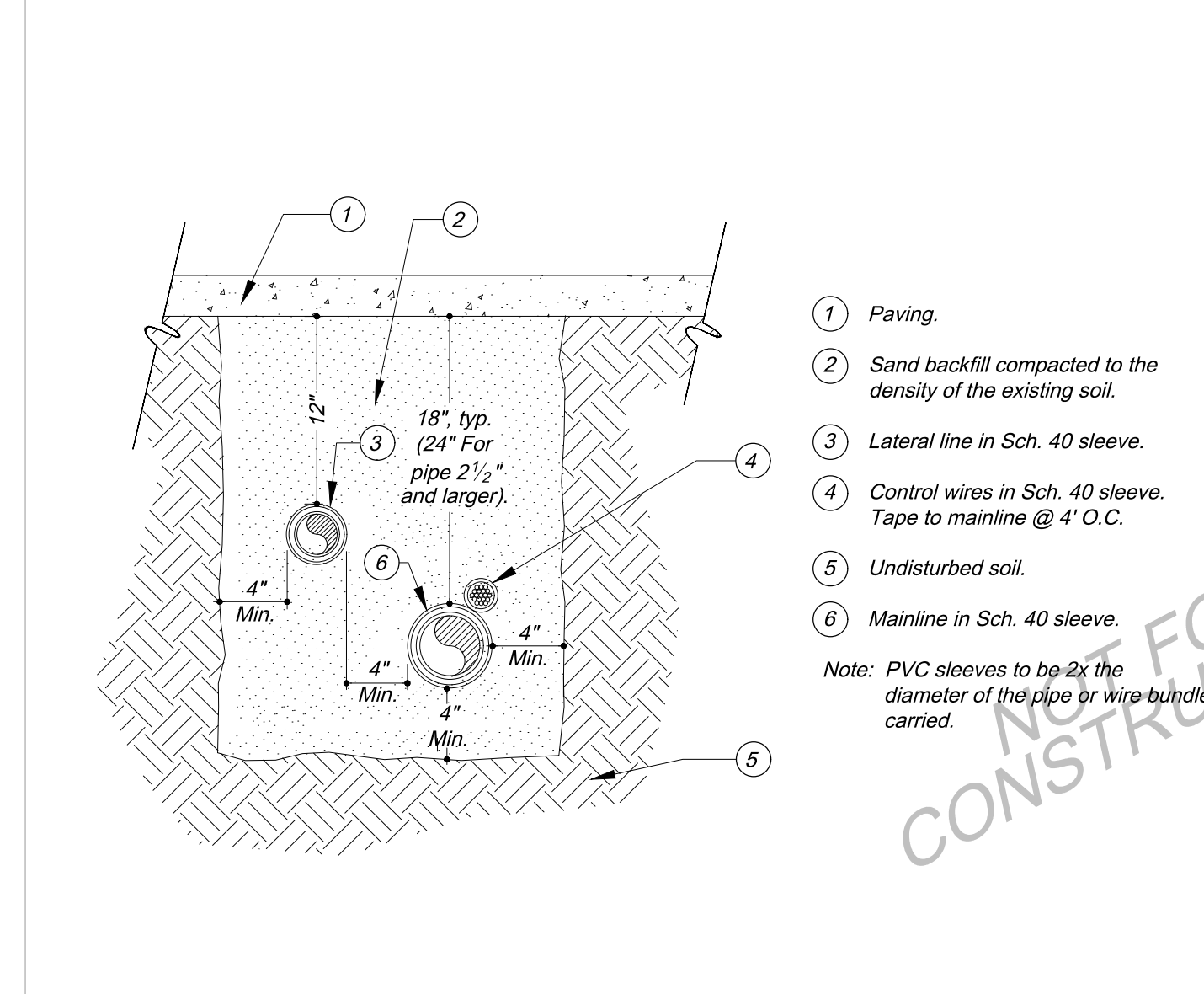
1 **REDUCED PRESSURE BACKFLOW PREVENTER**
Not to Scale



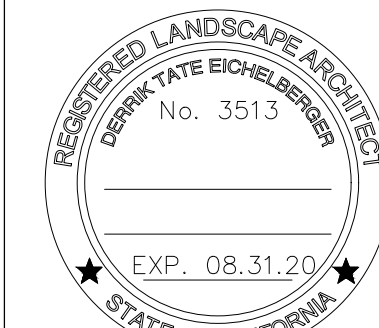
2 **BALL OR GATE VALVE**
Not to Scale



3 **PIPE / WIRE SLEEVE INSTALLATION**
Not to Scale



202 East Coto Street
Santa Barbara, CA 93101
tel 805.962.9055
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arcadiastudio.com



Revisions

GRANADA PLAZA
1214 State Street
Santa Barbara, CA 93101

IRRIGATION DETAILS

Issue

Plan Check

Date	Job Number
12.20.2019	13.052
Drawn By	Checked by
BW	DTE
Sheet	2 of 4

L-1.2

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Drawing Name: \\ARCADIA\Projects\2013 Projects\13.052 Cad\13.052 In Progress\Granada Plaza\Sheets\Construction Drawings\Planting\Plan\1-2.2 Planting Details.dwg, Plot date: 2019-12-12 1:45 PM

Compliance Statement Low-Water Using Landscape Design

Mandatory Measures: (Show calculations of required areas on referenced sheets.)	Sheet #
Approved low water species specified for lawn area.	N/A
No turf in parkways, medians or other area with any dimension of <8 feet.	L-2.1
No turf on >20% slope.	L-2.1
For residential, mixed-use and institutional projects, 80% or > of the landscape area water wise plants.	N/A
For commercial, 100% of landscape are water wise plants.	L-2.1
For residential, <20% of landscape area in lawn or high-water use plants.	N/A
Three inches of mulch specified as required.	L-2.2
Areas of sprinkler coverage avoids overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setbacks from walkways and pavement.	L-1.1
Sprinklers have matched precipitation rates within each valve and circuit.	L-1.1
Valves separated for individual hydrozones based on plant water needs and sun/shade requirements.	L-1.1
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system if including an automatic irrigation system.	L-1.1
Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-up bodies, subsurface, or drip irrigation.	L-1.1
Dripflow volume irrigation system on >25% of landscape area.	L-1.1
Check valves at low end of irrigation lines to prevent unwanted draining of irrigation lines.	L-1.1
Pressure regulators, unless Public Works Director determination one is not necessary.	L-1.1
Grading encourages water retention and infiltration by preserving open space and creating depressed area / swales.	See Civil Engineer's Drawings
Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates.	See Civil Engineer's Drawings
Calculations: Drip irrigation is provided on greater than 80 percent of landscape area. Total landscape area: 195 sf =100% Low water use 195 sf =100% High and medium water use area total: 0 sf / 195 sf =0%	

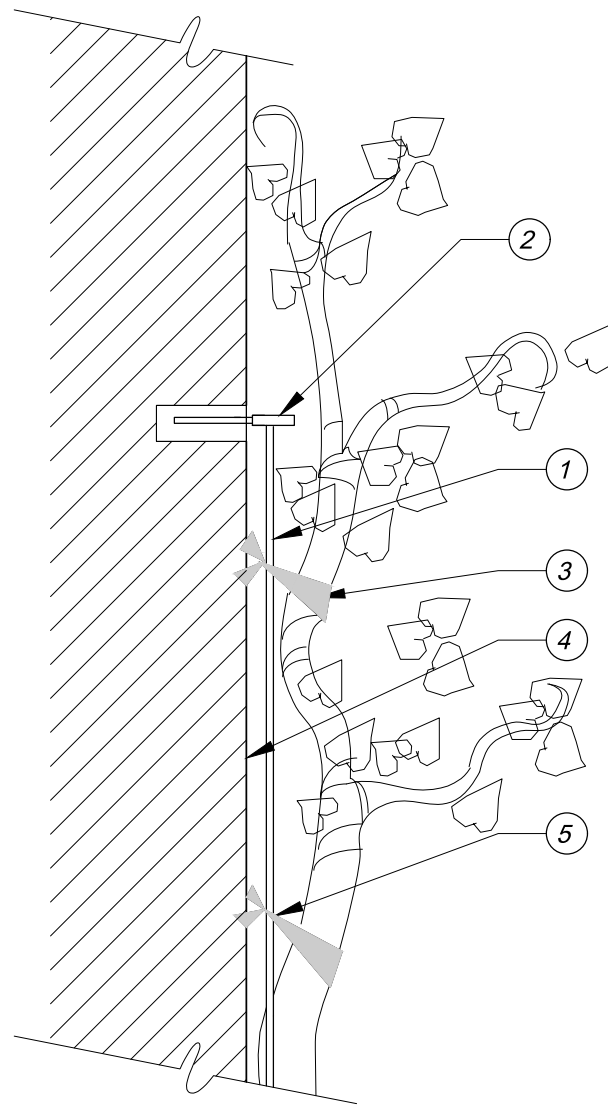
I state that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards.

It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans.

	Derrick Eichelberger
Signature	Name
License # 3513	Exp. Date: 10/31/19

Planting Notes:

- All plants are identified by typical symbols. Plant quantities are approximate and provided for the contractor's convenience. In the event of discrepancies in plant count, quantities indicated by plant symbols on the plan prevail.
- At completion of rough grading, take representative soil samples (minimum of two) from the project site and source of any imported topsoil. Locations of soil samples must be approved by the Landscape Architect. Send soil samples to Wallace Soil Testing Laboratory 310-615-0116 or an approved equal for testing of suitability for ornamental planting as specified on the drawings. Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronomic soil report, including leaching if recommended. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plants.
- Contractor is responsible for finish grades and for fine grading required for surface drainage and uniformity to the satisfaction of the Landscape Architect. Advise Landscape Architect of drainage problems and make recommendations for solution. Final grades to within a tenth of a foot must be established prior to commencing planting operations.
- Grades and flow lines must be maintained during irrigation and planting operations. Contractor may not alter established grade and flow lines without the knowledge and permission of the Landscape Architect.
- Install North American Green SC150BN Erosion Control Fabric (Pacific Soil Stabilization Santa Maria, CA 93454 PH (800) 473-1965) on all slopes of 5:1 or steeper, per manufacturer's specification.
- The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery.
- Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.
- Plant materials and installation to meet highest quality industry standard. Locate and secure all specified plants within two weeks of award of contract and show proof of to Landscape Architect in writing that plants have been secured. Notify Landscape Architect immediately of any plant sourcing difficulty.
- Include in the contract price a sufficient amount to allow for supply and installation of additional plants to be used at the direction of the Landscape Architect. Include 10 - 5 gallon, 10 - 1 gallon, and 20 - 4" pot. . Provide the unit price for such plants in the bid and credit the owner for each plant not installed.
- Guaranty plant material 5 gallon or smaller except transplants for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Guaranty 15 gallon plants and larger, for 1 year from date of final review.
- Notify Landscape Architect of intended planting schedule a minimum of two weeks prior to planting.
- Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting.
- Plant crown to be 2" above adjacent grade for 15 gallon and larger plants; 1" above adjacent grade or plants smaller than 15 gallon.
- Install all plants per details.
- Stake trees according to industry standards per details. Review with Landscape Architect prior to work.
- Contact Landscape Architect for decision regarding proposed plant substitutions 4 weeks prior to installation.
- All plants delivered to the site must have legible identification tags.
- Any tree shown on plan to be installed in less than 8' (eight feet) clear distance from any curb, walkway, foundation, domestic water line, fire line, storm drain, or sewer line, or any underground utility is to be installed with root control barriers UB 24-2 by Deep Root Corp: 800-458-7668. Install a minimum of 16 linear feet of root barrier centered on the tree adjacent to any underground utility. Install as directed by detail. Install per manufacturer's instructions. Palm trees do not require root control barriers. Landscape Architect may alter or waive requirement.
- Plant groundcovers adjacent to shrubs and/ or trees 1.5 times the distance of their specified spacing away from the stems of the adjacent shrubs and trees. Groundcovers adjacent to curbs and pavement shall be spaced at specified spacing away from paved areas.
- Plant backfill: See Specifications
- Top soil replacement:
In all planters formerly under paving, remove existing soil to a minimum depth of two feet(2') and prepare the planters in the following manner:
A. Bore six inch (6") diameter holes to a depth of eighteen inches (18") below subgrade at four feet (4') on center (minimum of one per planter area).
B. Rototill subgrade to a depth of six inches (6").
C. Replace with imported Class "A" topsoil amend as directed by soil analysis/ specification.
- Completely eradicate all bermuda, kikuyu grass, and other weed growth or other visible or alleged invasive weeds from areas within project limits prior to installing planting.
- Provide and install bark mulch over all shrub and groundcover areas. Use walk-on bark mulch. Walk on Bark mulch shall be a virgin forest product consisting of shredded fir bark and bark nuggets. Source from Agromin (800) 247-8646 or as listed in the specifications. Spread mulch evenly over all shrub and groundcover areas to a depth of 3" (three inches). Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.
- Preserve and protect all existing trees unless otherwise noted.
- Planting mix for raised planters:
1 part washed plaster sand
1 part All Around Compost or approved equal (All Around Irrigation and Supply 805-688-4197).
3 parts class "a" topsoil.
- Any tree or plant containing pathogens, bacteria or viruses harmful to plant health shall be replaced at the Contractor's expense.
- In areas with significant gopher populations that can not be controlled through traps or other conventional methods, all plant material is to be placed in an appropriately sized gopher basket. Turf areas are to be installed over a single layer of protective wire. Overlap all seems by 6" and stake wire on 6'-0" centers throughout. Contractor to coordinate with Landscape Architect on what constitutes a "Significant" population. Contractor to include cost of baskets and wire in all bids and planting estimates.



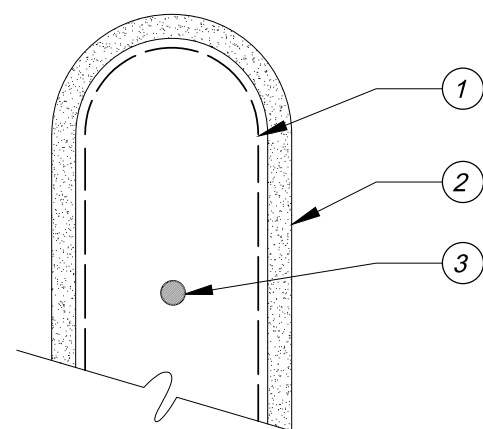
- 12 Gauge galvanized wire secured to eye bolt.
- Galvanized eye bolt in 1/2" expansion shield.
- Clear plastic nursery tape.
- Building wall or column.
- Tie vines onto wire supports with plastic tape.

Notes: 1. For vine attachment to wood posts, use galvanized eye screws and loosely tie vines to eye screws with clear plastic nursery tape.

2. Landscape Architect will determine wire pattern for vine and espalier attachment in field.

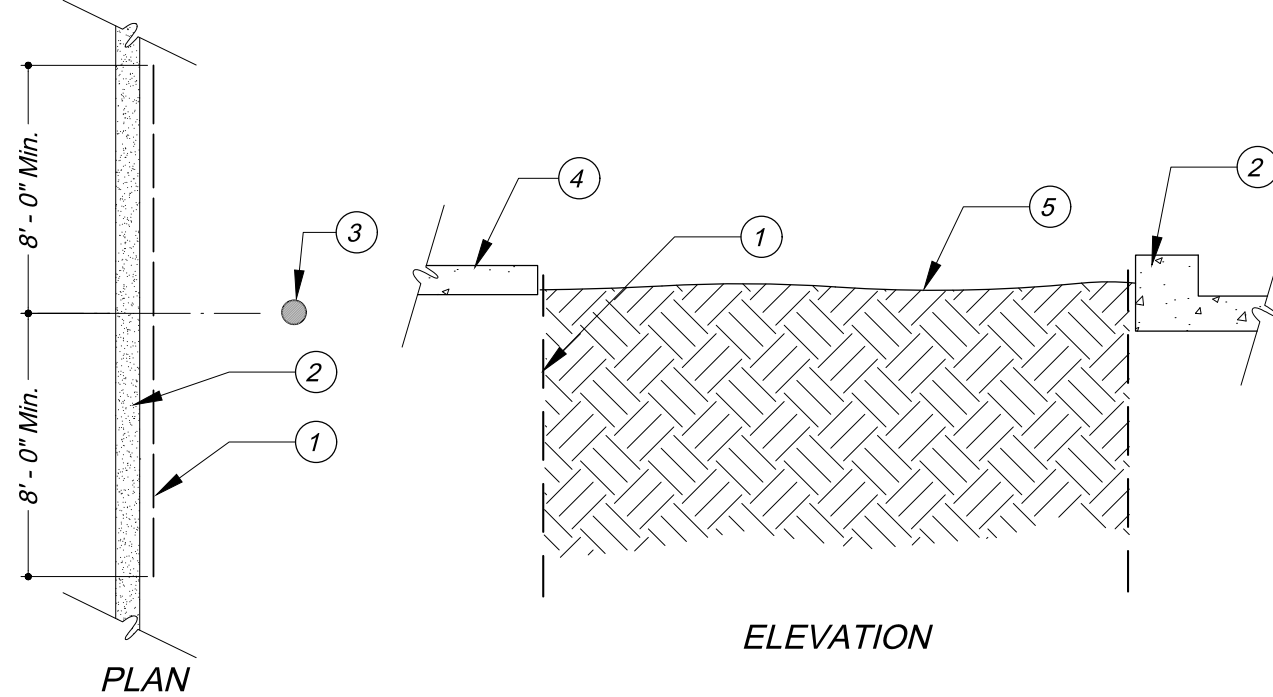
3. Allow 50 linear feet of 12 gauge galvanized wire and 10 eyebolts for each vine installation.

5 VINE ATTACHMENT Not to Scale



- Deep Root UB 24-2: Top of root barrier to be 1/2" below adjacent pavement. Install flush to edge of pavement.
- Curb
- Tree trunk
- Sidewalk
- Finish grade 1" below top of root control barrier.

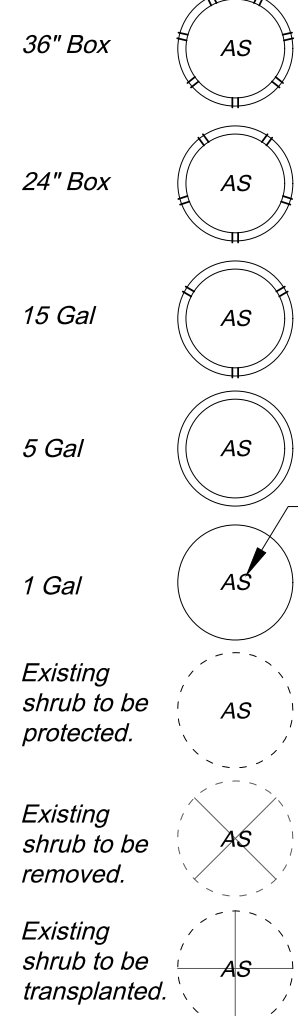
PLAN AT PARKING FINGER (Where Applies)



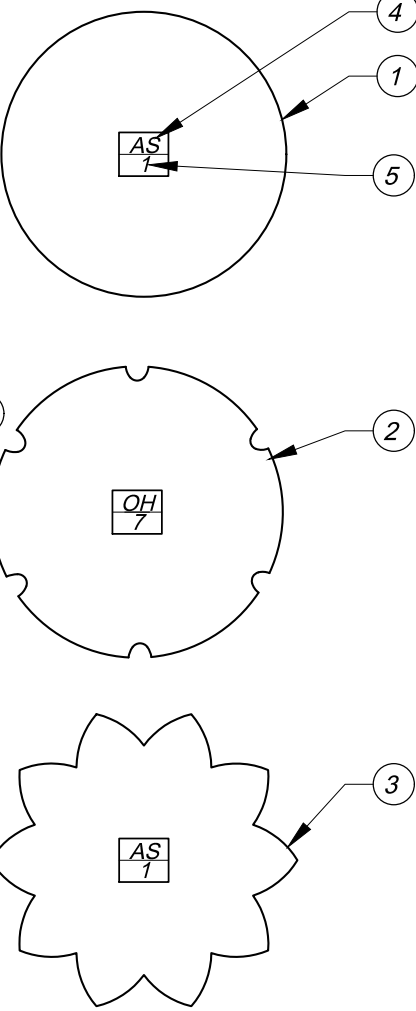
ELEVATION

6 ROOT CONTROL BARRIER Not to Scale

Shrubs



Trees & Palms



- Outer plant symbol representing broadleaf trees.
- Outer plant symbol representing conifer trees.
- Outer plant symbol representing palm trees.
- Abbreviation which corresponds to the plant legend.
- Number indicating tree size. See chart below:

Size indicator	Broadleaf & Conifers	Palms
1	15 Gal	4" Trunk height
2	24" Box	6" Trunk height
3	36" Box	8" Trunk height
4	42" Box	10" Trunk height
5	48" Box	12" Trunk height
6	54" Box	14" Trunk height
7	60" Box	16" Trunk height
8	66" Box	18" Trunk height
9	72" Box	20" Trunk height
10	78" Box	22" Trunk height
11	84" Box	24" Trunk height
12	90" Box	26" Trunk height

* Denotes a multi-trunk tree. Example: 5" would be a 48" Box multi-trunk tree.

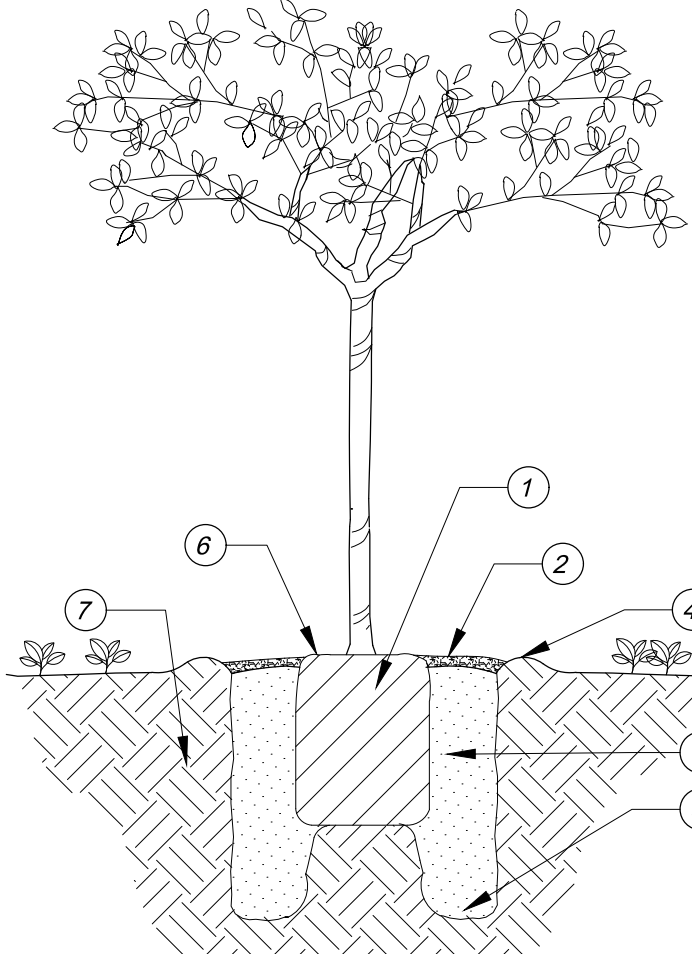
** See plant legend notes.

EP Denotes an existing tree to protect.

ET Denotes a tree to be transplanted.

ER Denotes an existing tree to be removed.

7 TREE & SHRUB SYMBOL DESCRIPTION Not to Scale



- Rootball: set on firm soil at bottom of pit.
- Mulch over basin per specifications.
- Backfill: see specifications.
- 6" High temporary berm.
- 6" Diameter by 18" deep augured holes backfilled with amended soil. Roughen sides of holes to prevent glazing.

15 gal trees: 3 holes at outer edge of rootball.

24" box & 36" box trees: one hole at each corner and one in the center.

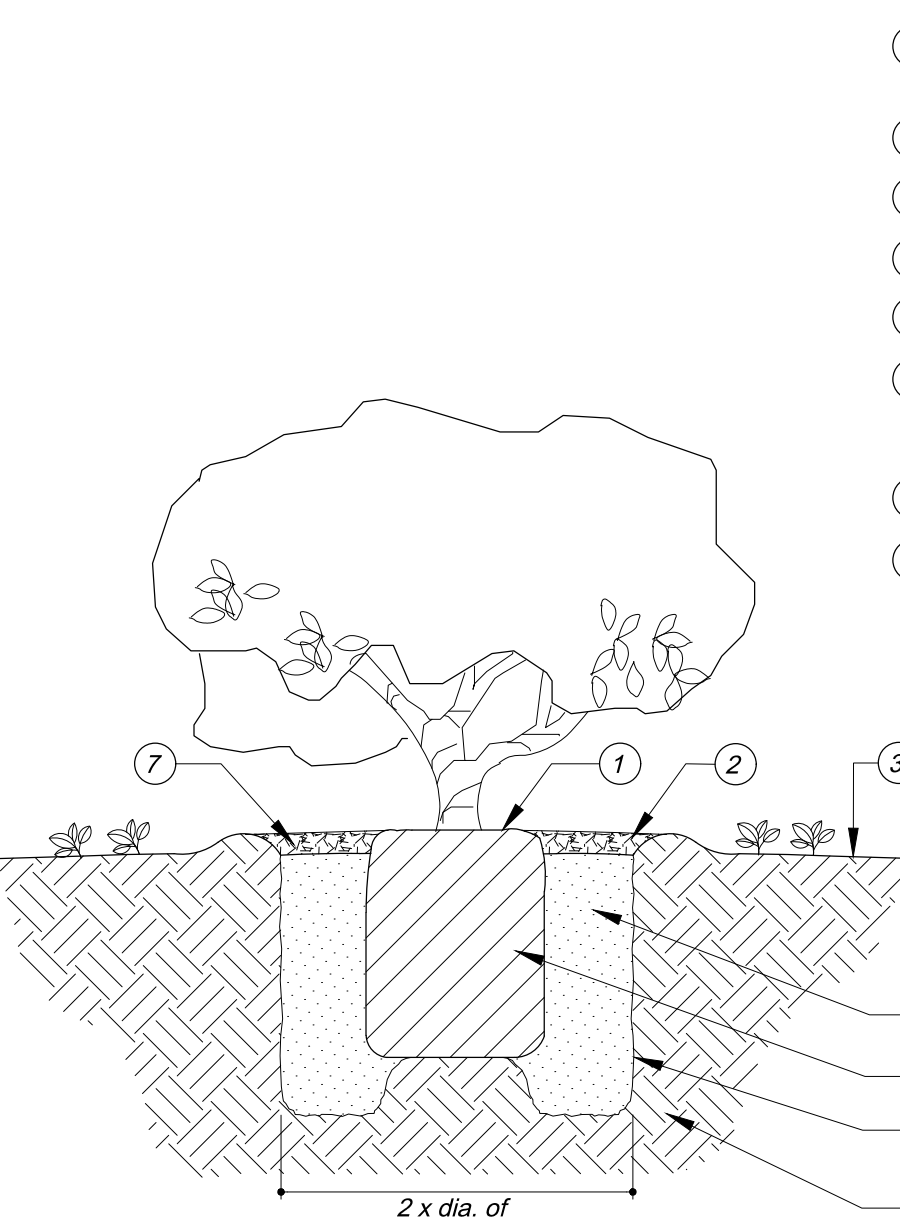
Larger than 36" box trees: one hole at each corner, one each side, and one in the center (9 total).

- Set rootball with crown 1" above finish grade.

- Undisturbed soil. If necessary, compact subsoil and form pedestal to prevent settling.

Note: Where tree is installed in turf area, keep 2'-0" min. radius area clear of turf, as measured from the outside of the trunk. Radius size may be increased at Landscape Architect's discretion depending on box size of tree.

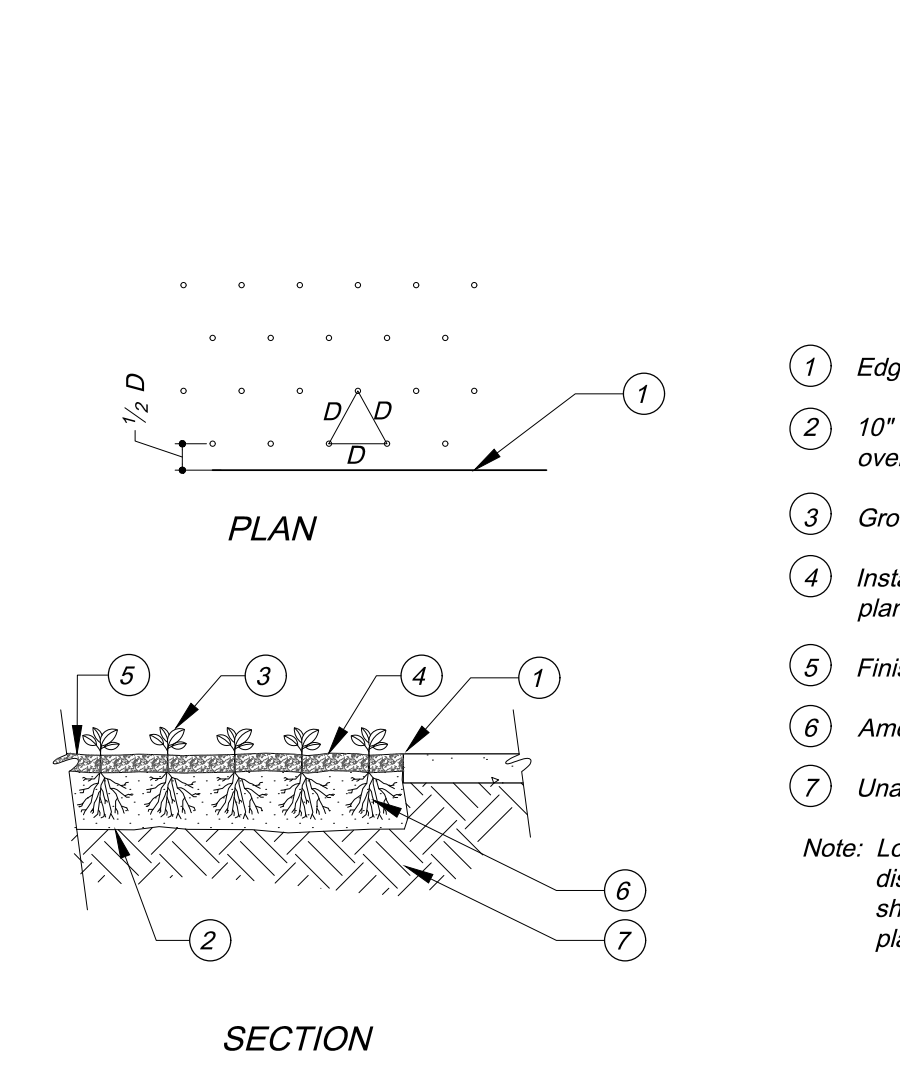
1 TREE PLANTING Not to Scale



- Set rootball with crown 1" above finish grade.
- 2" Deep basin.
- Finish grade.
- Backfill mix per specifications.
- Scarify sides and bottom of hole.
- Undisturbed soil. If necessary, compact subsoil and form pedestal to prevent settling.
- Mulch over basin per specifications.
- Rootball.

Note: Excavate planting hole 2 times wider than plant rootball. Excavate outer edges deeper than center. Rootball should rest on undisturbed subgrade.

3 SHRUB PLANTING Not to Scale



- Edge of paving, walk, wall, etc.
- 10" Minimum deep tilled planting bed over scarified subgrade.
- Groundcover.
- Install 2" thick mulch layer prior to planting groundcover.
- Finish grade.
- Amended soil.
- Unamended subgrade.

Note: Locate plants spaced equal distance (D) from each other as shown. D = as shown on planting plan.

4 GROUNDCOVER PLANTING Not to Scale



202 East Coto Street
Santa Barbara, CA 93101
tel 805.962.9055
fax 805.962.5658
arcadiastudio.com



Revisions

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GRANADA PLAZA
1214 State Street
Santa Barbara, CA 93101

PLANTING DETAILS

Issue

Plan Check

Date 12.20.2019	Job Number 13.052
Drawn By BW	Checked by DTE
Sheet 4	of 4

L-2.2

CITY OF SANTA BARBARA

PASEO PAVEMENT REPLACEMENT PROJECT NO. XXXX

GENERAL CONSTRUCTION NOTES

- ALL REFERENCED SPECIFICATIONS, CODES, DRAWINGS AND DETAILS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT OR DELINEATED IN THEIR ENTIRETY HEREON.
- ALL MATERIALS AND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREENBOOK"), LATEST EDITION (PUBLISHED BY BUILDING NEWS, INC., LOS ANGELES), AS MODIFIED BY THE CITY OF SANTA BARBARA STANDARD DETAILS AND THE NOTES LOCATED ON THESE PLANS.
- ALL MATERIALS AND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT CONSTRUCTION STANDARD DETAILS, LATEST EDITION.
- GRADING OR OTHER CONSTRUCTION WORK OFFSITE IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE AFFECTED OFFSITE PROPERTY OWNERS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PROJECT'S CONDITIONS OF APPROVAL AND ABIDE BY THEIR REQUIREMENTS AS APPLICABLE.
- GEOTECHNICAL OR GEOLOGIC REPORTS AND ANY UPDATES SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN THEIR ENTIRETY HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE REPORTS AND ABIDE BY THEIR RECOMMENDATIONS. IF THE CONTRACTOR DETERMINES THERE IS A CONFLICT BETWEEN THESE PLANS AND THE REPORTS, HE SHALL PHONE AND NOTIFY IN WRITING BOTH THE PREPARER OF THESE PLANS AND THE REPORT. PRIOR TO PROCEEDING HE WILL WAIT FOR A WRITTEN RESPONSE CLARIFYING THE DISCREPANCY.
- BEFORE BEGINNING WORK A PRE-CONSTRUCTION MEETING SHALL BE HELD. THE CONTRACTOR SHALL CONTACT THE CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT, THE UTILITY COMPANIES, THE GEOTECHNICAL ENGINEER, AND THE ENGINEER, AND SHALL DETERMINE FROM EACH: (1) SCOPE OF WORK TO BE OBSERVED AND BY WHOM, (2) SCOPE OF TESTING, AND (3) ADVANCE NOTICE REQUIRED (MINIMUM OF 48 HOURS). DURING THE COURSE OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.
- BEFORE BEGINNING WORK, THE CONTRACTOR SHALL DETERMINE OR VERIFY THE LOCATION AND FLOW LINE ELEVATION OF ALL EXISTING WATER, SEWER, AND DRAINAGE STRUCTURES AND/OR CONDUITS TO BE JOINED BY NEW CONSTRUCTION. IF DIFFERENCES ARE OBSERVED THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER BY PHONE AND IN WRITING.
- PROTECT EXISTING UTILITIES IN PLACE.
- EXISTING PRIVATE SEWER LATERAL(S) SERVING THE PROPERTIES TO BE REUSED SHALL BE INSPECTED BY A LICENSED PLUMBER WITH A CLOSED CIRCUIT INSPECTION CAMERA. ANY DEFECTS IDENTIFIED, SHALL BE REPAIRED BEFORE NEW DWELLING(S) IS OCCUPIED.
- ANY EXISTING SEWER LATERAL(S) IDENTIFIED TO BE ABANDONED, SHALL BE DISCONNECTED AT THE SEWER MAINLINE CONNECTION UNDER THE DIRECTION OF THE WASTEWATER SYSTEM SUPERINTENDENT (805) 897-1931.

SURVEY NOTES

- THE HORIZONTAL DATUM AND BASIS OF BEARINGS FOR THIS SURVEY IS CCS ZONE 5, NAD 83 (1992), USING STATIONS 0021 AND 0033 OF THE SANTA BARBARA CONTROL NETWORK, AS SHOWN ON THE RECORD OF SURVEY FILED IN THE OFFICE OF THE SANTA BARBARA COUNTY RECORDER IN BOOK 147, PAGES 70 THROUGH 74 RECORD OF SURVEYS.
- MEASURED DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO CONVERT TO GROUND DISTANCES MULTIPLY BY 1.0000556 (COMBINED SCALE FACTOR CALCULATED AT FOUND 5x5 BLOCK MONUMENT AT STATE AND MASON STREETS). MAPPING ANGLE AT THIS POINT IS -00°57'49".
- BENCHMARK: CITY BENCHMARK STA1300. A CHISELED SQUARE IN THE TOP OF THE CURB SOUTHERLY RETURN, WESTERLY CORNER OF STATE STREET & VICTORIA STREET. ELEVATION = 90.62' NAVD88 DATUM.
- DESIGN OF NORTHERN ±117 FEET OF THE PASEO IS BASED ON THE TOPOGRAPHIC SURVEY DATED DECEMBER 2013 PROVIDED BY WATERS LAND SURVEYING, INC.
- EXISTING PERMANENT SURVEY MONUMENTS SHOWN ON THE PLANS, INCLUDING PROPERTY CORNERS AND BENCHMARKS, SHALL BE PRESERVED BY THE CONTRACTOR OR SHALL BE TIED-OUT PRIOR TO CONSTRUCTION AND RE-SET AFTER CONSTRUCTION BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- COORDINATE PROTECTION/REPLACEMENT OF EXISTING SURVEY MARKER WITH THE CITY SURVEY PARTY CHIEF AT (805) 564-5403, AS OUTLINED IN THE FOLLOWING NOTE:

SURVEYOR'S MONUMENT: THE CONTRACTOR SHALL FURNISH SURVEYING REQUIRED FOR THE PRESERVATION AND/OR PERTUTATION OF ALL EXISTING SURVEY DOCUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, STREETS, HIGHWAY, RIGHTS OF WAY, EASEMENTS OR PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO THE WORK PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF TEN WORKING DAYS NOTICE TO THE CITY SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. THE CITY SURVEYOR WILL COORDINATE WITH THE CONTRACTOR TO PROVIDE WITNESS MONUMENTS, RESET MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR IN ACCORDANCE WITH BUSINESS AND PROFESSIONS CODE SECTION 8771.

DUST CONTROL REQUIREMENTS

- IN ADDITION TO THESE NOTES, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DUST AND EROSION CONTROL REQUIREMENTS IDENTIFIED IN THE PLANNING COMMISSION CONDITIONS OF APPROVAL 5.1.1., PP 17-18. THE CONTRACTOR SHALL UTILIZE DUST CONTROL METHODS ON ANY DUST-PRODUCING CONDITION IN COMPLIANCE WITH REGULATIONS OF THE COUNTY OF SANTA BARBARA AIR POLLUTION CONTROL DISTRICT.
- AFTER CLEARING, GRADING, EARTH MOVING, EXCAVATION OR EMBANKMENT OPERATIONS ARE COMPLETED THE ENTIRE AREA OF DISTURBED SOIL IS TO BE TREATED TO PREVENT WIND PICKUP OF THE SOIL. THIS MAY BE ACCOMPLISHED BY: A) SEEDING AND WATERING UNTIL GRASS COVER IS GROWN, B) SPREADING SOIL BINDERS, C) WETTING THE AREA DOWN, SUFFICIENT TO FORM A CRUST ON THE SURFACE WITH REPEATED SOAKING AS NECESSARY TO MAINTAIN THE CRUST AND PREVENT DUST PICKUP BY THE WIND, D) OTHER METHODS APPROVED IN ADVANCE BY THE AIR POLLUTION CONTROL.
- WATERING OR APPLICATION OF SOIL BINDERS SHALL CONTINUE IN THE AMOUNTS NECESSARY TO CONTROL DUST UNTIL THE SITE IS SEEDED AND PLANTS ESTABLISHED.
- THE CONSTRUCTION CONTRACTOR SHALL DESIGNATE A PERSON(S) TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS.
- THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM GRADING OPERATIONS.

GENERAL REQUIREMENTS OF CONTRACTOR

- THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER AND THE AGENCY HAVING JURISDICTION. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO THE ENGINEER ALONG WITH A LETTER WHICH DECLARES THAT THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND APPROVED CHANGE ORDERS.
- CAUTION:** THE ENGINEER WHO PREPARED THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY THE ENGINEER.
- THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE CITY PUBLIC WORKS INSPECTOR BY PHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS.
- THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.
- THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO THE ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY. TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY SUPERVISING TRANSPORTATION ENGINEER, PRIOR TO OBTAINING ANY PERMITS.
- EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS AND ELEVATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT NECESSARILY BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THESE PLANS.
- THE CONTRACTOR SHALL INDEPENDENTLY VERIFY THE PRESENCE OF BURIED CONDUITS AND STRUCTURES, BOTH ACTIVE AND ABANDONED-IN-PLACE AND BEFORE COMMENCING WORK. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION INCLUDING DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES, INCLUDING SERVICE CONNECTIONS, WHICH MAY AFFECT OR BE AFFECTED BY HIS OPERATIONS. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR AS A RESULT OF CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES.
- UPON ENCOUNTERING EXISTING BURIED CONDUITS OR STRUCTURES NOT SHOWN OR LOCATED DIFFERENTLY THAN SHOWN ON THE PLANS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE OWNER OF THE CONDUIT OR STRUCTURE BY PHONE AND IN WRITING. IF SUCH CONDUIT OR STRUCTURE AFFECTS OR IS AFFECTED BY THE WORK, CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION AND DIRECTION BEFORE PROCEEDING WITH THE WORK, EXCEPTING THAT IN AN EMERGENCY AFFECTING SAFETY OF LIFE, WORK OR ADJACENT PROPERTY, CONTRACTOR SHALL ACT AT ONCE WITHOUT INSTRUCTIONS TO PREVENT INJURY OR LOSS.
- CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
- CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TEMPORARY EXCAVATION.

TRENCHING AND BACKFILLING NOTES

- ALL TRENCHING, BEDDING AND BACKFILL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LATEST EDITION OF THE CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT CONSTRUCTION STANDARD DETAILS EXCEPT AS MODIFIED BY THESE PLANS AND SPECIFICATIONS.
- GROUNDWATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF PIPE OR STRUCTURE.
- TRENCH OR STRUCTURE EXCAVATION SUBGRADE SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BEDDING MATERIAL OR FORMS. WET OR UNSTABLE SOIL ENCOUNTERED IN THE BOTTOM OF THE EXCAVATION AND DEEMED BY THE GEOTECHNICAL ENGINEER TO BE INADAPABLE, OF PROPERLY SUPPORTING THE PIPE OR STRUCTURE BEING CONSTRUCTED, SHALL BE REMOVED TO THE DEPTH RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE EXCAVATION BACKFILLED TO THE BOTTOM OF THE PIPE OR STRUCTURE GRADE WITH SUITABLE MATERIAL RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- BEDDING AND BACKFILL MATERIAL SHALL BE TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE GEOTECHNICAL ENGINEER.
- BACKFILL COMPACTION SHALL BE TESTED IN ACCORDANCE WITH ASTM STANDARD D-1557, LATEST REVISION, AND REPORTED BY THE GEOTECHNICAL ENGINEER.
- COMPACTION BY FLOODING OR JETTING IS NOT PERMITTED.
- TRENCH BACKFILL SHALL NOT BE PLACED UNTIL BEDDING AND INITIAL (PIPE ZONE) BACKFILL HAVE BEEN OBSERVED, TESTED AND APPROVED.
- ALL WORK INVOLVING EXCAVATION INCLUDING THAT FOR WATER, SEWER, STORM DRAIN, AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES SHALL BE COMPLETED, OBSERVED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL OBSERVED, TESTED FOR COMPACTION AND APPROVED BEFORE AGGREGATE BASE, PAVING OR OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND OF CAL-OSHA.

STORM DRAIN NOTES

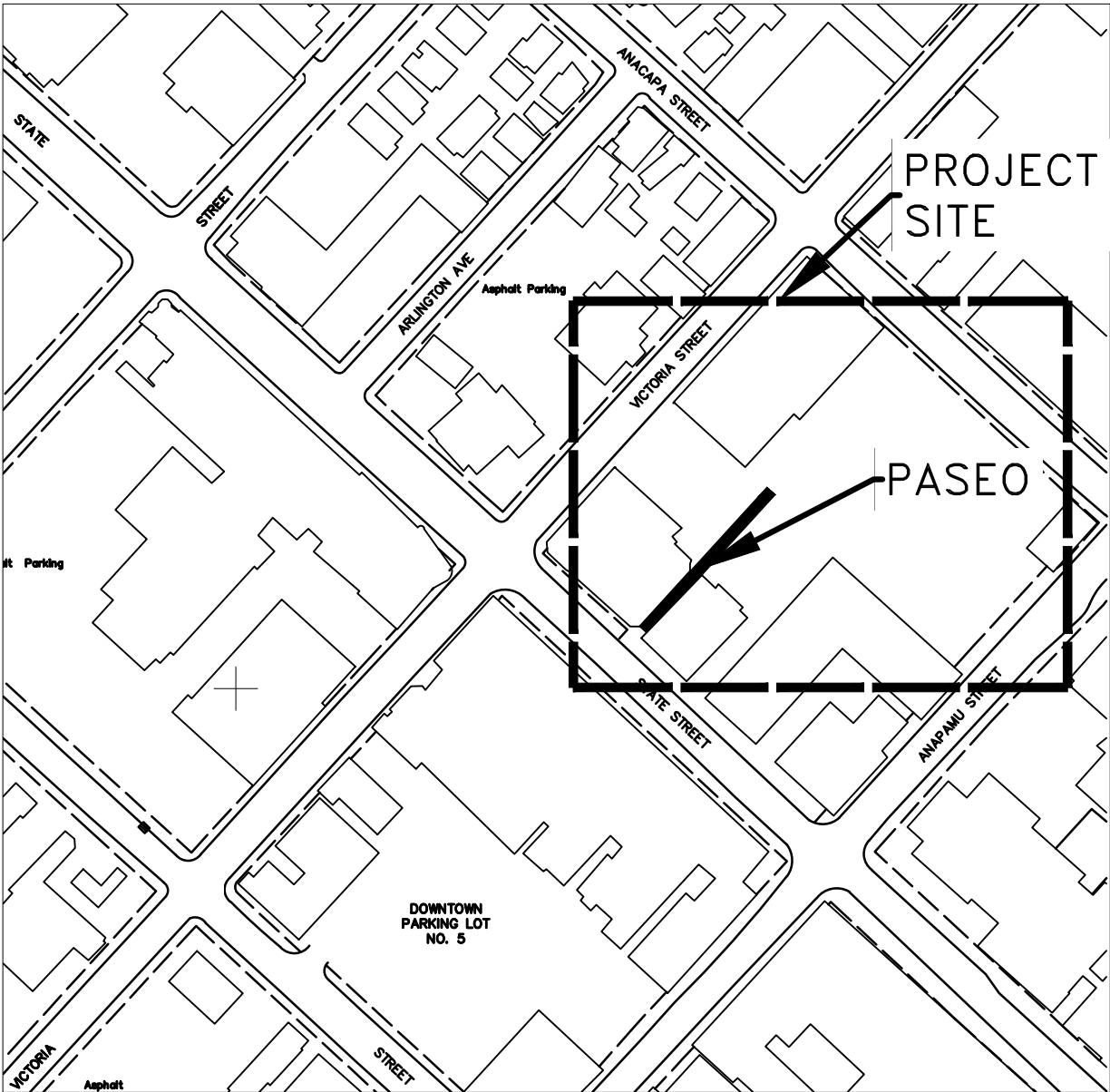
- STORM DRAINS, DROP INLETS, TRENCHING, BACKFILLING, ETC., SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LATEST EDITION OF THE CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT CONSTRUCTION STANDARD DETAILS EXCEPT AS MODIFIED BY THESE PLANS AND SPECIFICATIONS.
- STANTEC SHALL BE NOTIFIED FORTY EIGHT (48) HOURS PRIOR TO STORM DRAIN CONSTRUCTION. PHONE (805) 925-2345 (BUDDY HAIN).
- THE TRENCHING, BEDDING AND BACKFILL FOR STORM DRAINS SHALL CONFORM TO THE CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT STANDARD DETAIL NO'S U-01.0 AND U-01.1 AND THESE PLANS.

EROSION CONTROL NOTES

- IN ADDITION TO THESE NOTES, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL EROSION CONTROL REQUIREMENTS SPECIFIED IN THE PROJECT CONDITIONS OF APPROVAL.
- THE CONTRACTOR SHALL ENSURE ALL PROTECTION MEASURES ARE IN PLACE PRIOR TO THE RAINY SEASON. THE PROTECTION MEASURES MAY NEED TO BE INSTALLED DURING OTHER PARTS OF THE YEAR SHOULD RAIN BE IMMINENT. REFER TO PLANNING COMMISSION CONDITIONS OF APPROVAL.
- THE CONTRACTOR SHALL ADJUST THE LIMITS OF THE PROTECTION MEASURES AS HIS WORK PROGRESSES.
- THE CONTRACTOR SHALL REMOVE SILT FROM ALL STORM DRAIN APPURTENANCES AND EROSION CONTROL DEVICES AFTER EACH RAIN.
- THE PROTECTION MEASURES MAY BE TEMPORARILY MOVED OUT OF THE CONTRACTOR'S WAY TO FACILITATE CONSTRUCTION, PROVIDED THEY ARE REINSTALLED PRIOR TO THE NEXT RAIN EVENT.
- THE CONTRACTOR SHALL ADVISE HIS CREW OF THE INTENT OF THE PROTECTION MEASURES PRIOR TO THE START OF THE RAINY SEASON. THE CREW IS ENCOURAGED TO MONITOR THE EFFECTIVENESS OF THE SYSTEM AND ALERT THE CONTRACTOR OF ANY FAILURES OR PROBLEMS.
- STAGING, FUELING OF EQUIPMENT AND STORAGE OF MATERIALS SHALL BE IN ONE CENTRAL AREA. THIS AREA MAY CHANGE THROUGHOUT CONSTRUCTION, AS REQUIRED. THE AREA SHALL BE INSPECTED FREQUENTLY TO ENSURE NO SPILLED HAZARDOUS MATERIALS CONTAMINATE THE EXISTING GROUND. SHOULD THIS OCCUR, THE SPILL SHALL BE CLEANED UP IMMEDIATELY. THIS SITE SHALL NOT BE LOCATED NEAR STORM DRAIN INLETS, EXISTING RESIDENCES, DRAINAGE SWALES OR ADJACENT TO A FILL SLOPE.

GRADING NOTES

- ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION PUBLISHED BY THE BUILDING NEWS, INC., LOS ANGELES ("GREENBOOK") AS MODIFIED BY THE CITY OF SANTA BARBARA CONSTRUCTION STANDARD DETAILS, THE UNIFORM BUILDING CODE LATEST EDITION, AND THE NOTES THAT FOLLOW.
- CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR AND THE SOILS ENGINEER AT LEAST 48 HOURS BEFORE START OF ANY GRADING WORK. THEY SHALL BE NOTIFIED OF THE TIME AND LOCATION OF PRE-CONSTRUCTION CONFERENCE.
- ALL AREAS TO BE GRADED SHALL BE CLEARED OF SURFACE VEGETATION INCLUDING ROOTS AND ROOT STRUCTURES, DEBRIS, PAVEMENT, AND ANY OTHER UNSUITABLE MATERIAL FOR STRUCTURAL FILL. ALL SUCH MATERIAL SHALL BE REMOVED FROM THE PROJECT AND TRANSPORTED TO A SUITABLE DISPOSAL AREA.
- A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MANMADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSIONS PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE SOILS ENGINEER, THE PUBLIC WORKS INSPECTOR AND THE BUILDING AND SAFETY INSPECTOR.
- PRIOR TO PLACING OF ANY FILL MATERIAL, THE PREPARED AREA SHALL BE INSPECTED BY THE CITY PUBLIC WORKS INSPECTOR AND SOILS ENGINEER. (ALLOW 24 HOURS MINIMUM NOTICE).
- AFTER ROUGH GRADING AND JUST PRIOR TO PLACING BASE MATERIAL, THE TOP 12 INCHES OF THE SUBSURFACE SOILS SHALL BE RECOMPACTED TO A MINIMUM OF 95 PERCENT RELATIVE COMPACTION. THE SURFACE SHALL BE FIRM AND UNYIELDING. AREAS WHICH DEMONSTRATE A PUMPING CONDITION SHALL BE REMOVED AND CORRECTED PRIOR TO PLACEMENT OF CLASS II AGGREGATE BASE.
- ALL TREES AND BUILDINGS NEAR CONSTRUCTION AREAS SHALL BE PROTECTED FROM DAMAGE.
- IF, DURING THE GRADING OPERATIONS, PREVIOUSLY PLACED, UNDOCUMENTED FILL MATERIAL IS ENCOUNTERED, THIS FILL MATERIAL SHALL BE REMOVED UNDER THE DIRECTION OF THE SOILS ENGINEER AND THE PUBLIC WORKS INSPECTOR PRIOR TO COMMENCEMENT OF THE FILLING OPERATIONS.
- THE COMPACTION STANDARD SHALL BE THE LATEST ADOPTION OF THE ASTM D-1557 METHOD OF COMPACTION.
- ALL GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE PROJECT SOILS REPORT, AND ANY SUBSEQUENT ADDENDUMS.



LOCATION MAP

NOT TO SCALE

ABBREVIATIONS

AC	ASPHALT SURFACE	LRG	LIGHT POLE
AV	AIR VENT	MAX	LOCKING RETAINER GLAND
AW	ABANDONED WATER LINE	MIN	MAXIMUM
BC	BEGINNING CURB RETURN	MIN	MIDDLE OF CURVE
BFP	BACK FLOW PREVENTER	O.C.	ON CENTER
BLDG	BUILDING	OPA	OWNER PARTICIPATION
BW	BOTTOM OF WALL	PA	AGREEMENT
CATV	CABLE TELEVISION	PB	PLANTER AREA
CB	CATCH BASIN	PKG	PULL BOX
CF	CURB FACE	PI	PARKING
CIP OR C.I.	CAST IRON PIPE	PRC	POINT OF INFLECTION
CL	CENTER LINE	PVC	POINT OF REVERSE CURVATURE
CLF	CHAIN LINK FENCE	RCF	POLYVINYL CHLORIDE
CO	CLEAN OUT	RD	REINFORCED CONCRETE PIPE
CONC.	CONCRETE	ROW OR R.O.W.	ROAD DRAIN
CONT.	CONTROL	RRPE	RIGHT OF WAY
DDCA	DOUBLE DETECTOR CHECK	S	RAILROAD PREEMPTION
DI	DROP INLET	SCE	SEWER
DIP OR D.I.	DUCTILE IRON PIPE	SCO	SOUTHERN CALIFORNIA EDISON
E	ELECTRIC	SD	SEWER CLEAN OUT
E'LY	EASTERLY	SDMH	STORM DRAIN
ECR	END CURVE	SIC	STORM DRAIN MANHOLE
ELEC.	END CURB RETURN	SMH	SIGNAL INTERCONNECT CABLE
ER	ELECTRIC	SW	STREET LIGHT
EX OR (E)	EDGE OF PAVEMENT	TEL.	SEWER MANHOLE
FF	EDGE OF CURB	TC	SIDEWALK
FG	EXISTING	TG	TELEPHONE
FL	FINISH FLOOR	TS	TOP OF CURB
FLG	FINISH GROUND	TW	TOP OF GRATE
FNC	FIRE HYDRANT	TV	TRAFFIC SIGNAL
FS	FLOWLINE	U	TYPICAL
FW	FLANGE CONNECTION	UMG	TOP OF WALL
G	FENCE	UNW	PRIVATE UTILITY CONDUIT
GV	FINISH SURFACE	VLV.	UTILITY MARK GAS
GP	GAS VALVE	VLT.	UTILITY MARK WATER
HB	GUARD POST	W	VALVE
INV	HOSE BIB	W'LY	VAULT
ICV	INVERT	WL	WESTERLY
IRR.	IRRIGATION CONTROL VALVE	WM	WATER LINE
	IRRIGATION	WR	WATER METER
		WV	WATER RISER
			WATER VALVE

GENERAL INFORMATION

PROJECT ADDRESS: GRANADA PLAZA 1214 STATE ST. SANTA BARBARA, CA	CLIENT: THE TOWBES GROUP, INC. 21 EAST VICTORIA STREET SANTA BARBARA, CA 93101 PHONE: (805) 962-2121 CONTACT: CRAIG MINUS
GEOTECHNICAL ENGINEER: EARTH SYSTEMS PACIFIC 2049 NORTH PREISKER LANE SUITE E SANTA MARIA, CA 93454 PHONE: (805) 928-2991 CONTACT: DOUG DUNHAM	CIVIL ENGINEER: STANTEC 1111 EAST VICTORIA STREET SANTA BARBARA, CA 93101 PHONE: (805) 963-9532 CONTACT: FRANCIS F. HAIN

SHEET INDEX

- C1. TITLE SHEET
- C2. DEMOLITION PLAN
- C3. GRADING PLAN
- C4. EROSION CONTROL PLAN
- C5. DETAILS SHEET



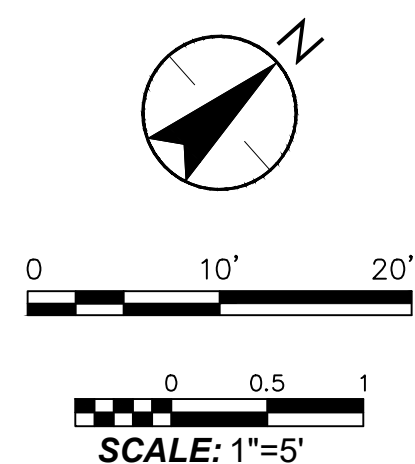
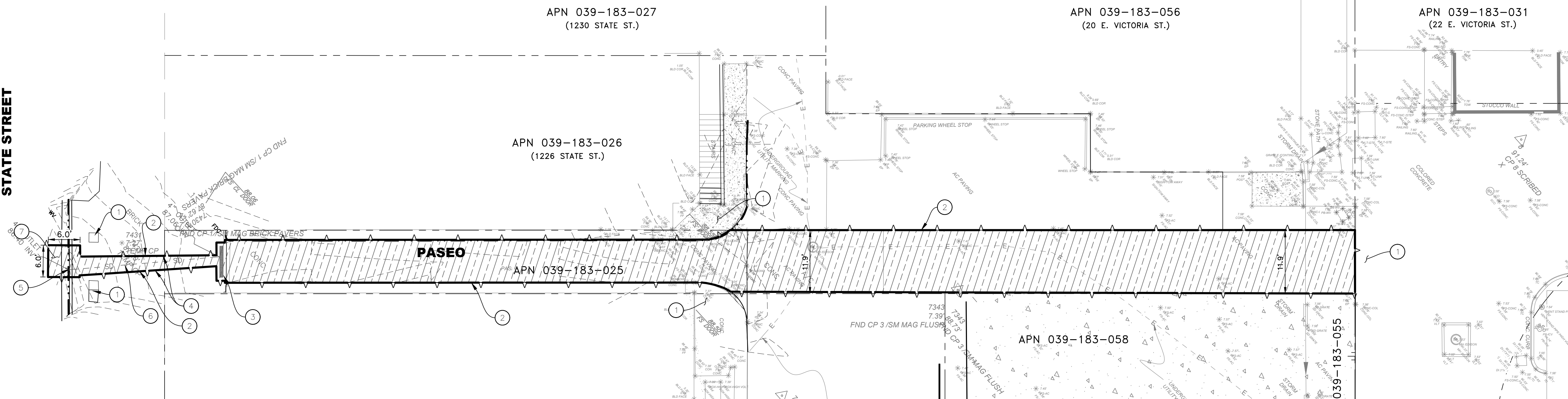
Know what's below.
Call before you dig.



FRANCIS F. HAIN DATE 12/20/19
SUPERVISING CIVIL ENGINEER

PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	
DESIGN APPROVED: KWP	DATE _____
DRAWN KWP	CITY ENGINEER _____
CHECKED ASE	ORIGINAL SIGNED DATE _____
REVISIONS	
NO.	
GRANADA PLAZA IMPROVEMENTS	
PASEO PAVEMENT REPLACEMENT	
TITLE SHEET	
2064185200	
PBW. NO.	
BID NO.	SHT. DES.
C-3-112	
DWG. NO.	
SHT.	1 OF 5

STATE STREET





- DEMOLITION NOTES**
- 1 PROTECT IN PLACE.
 - 2 SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT PER DETAIL "A", SHEET C5.
 - 3 REMOVE EXISTING TRENCH DRAIN.
 - 4 SAWCUT AND REMOVE BRICK PAVER SIDEWALK.
 - 5 SAWCUT AND REMOVE CURB AND GUTTER.
 - 6 REMOVE CURB OUTLET DRAIN
 - 7 SAWCUT AND REMOVE ASPHALT PAVEMENT.

- LEGEND**
- EXISTING CONCRETE SIDEWALK
 - DEMOLITION AREA
 - SAWCUT
 - EXISTING STORM DRAIN



FRANCIS F. HAIN
PROJECT ENGINEER

DATE 12/20/19



PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

APPROVED: _____
DESIGN KWP
DRAWN KWP
CHECKED ASF

CITY ENGINEER _____
ORIGINAL SIGNED DATE _____

NO.	DATE	APPROVED	REVISIONS

GRANADA PLAZA IMPROVEMENTS

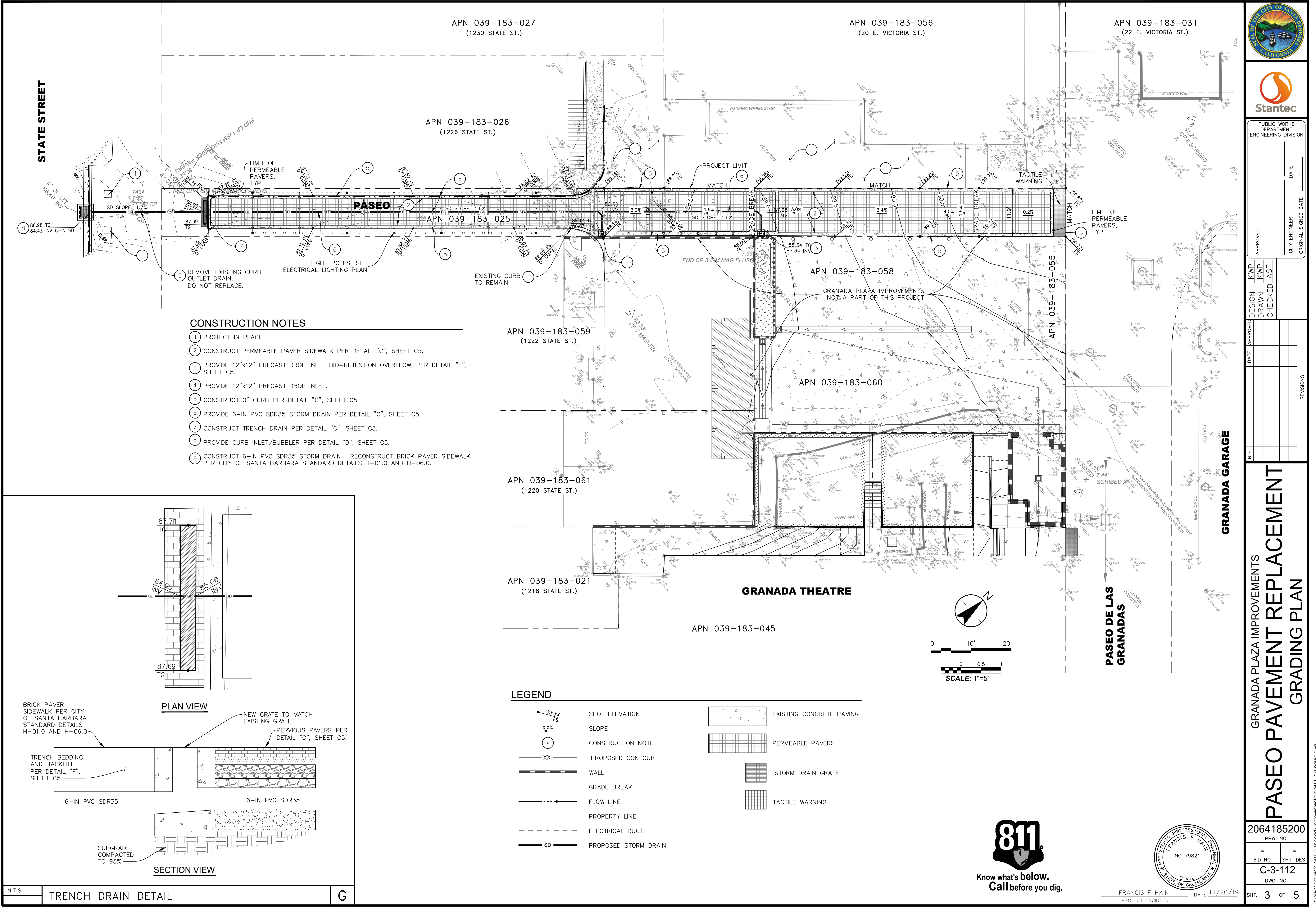
PASEO PAVEMENT REPLACEMENT

DEMOLITION PLAN

2064185200
PBW. NO.

BID NO.	SHT. DES.
C-3-112	DWG. NO.

SHT. 2 OF 5



PUBLIC WORKS
 DEPARTMENT
 ENGINEERING DIVISION

APPROVED: _____ DATE _____
 CITY ENGINEER
 ORIGINAL SIGNED DATE _____

DESIGN KWP
 DRAWN KWP
 CHECKED ASE

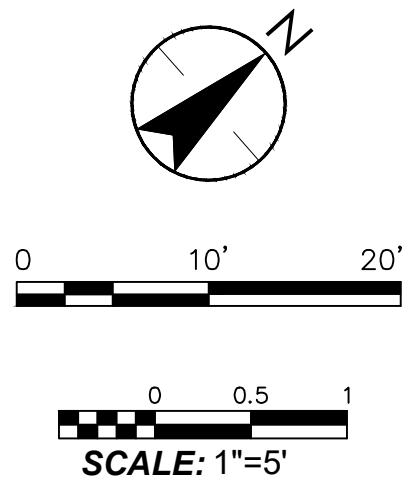
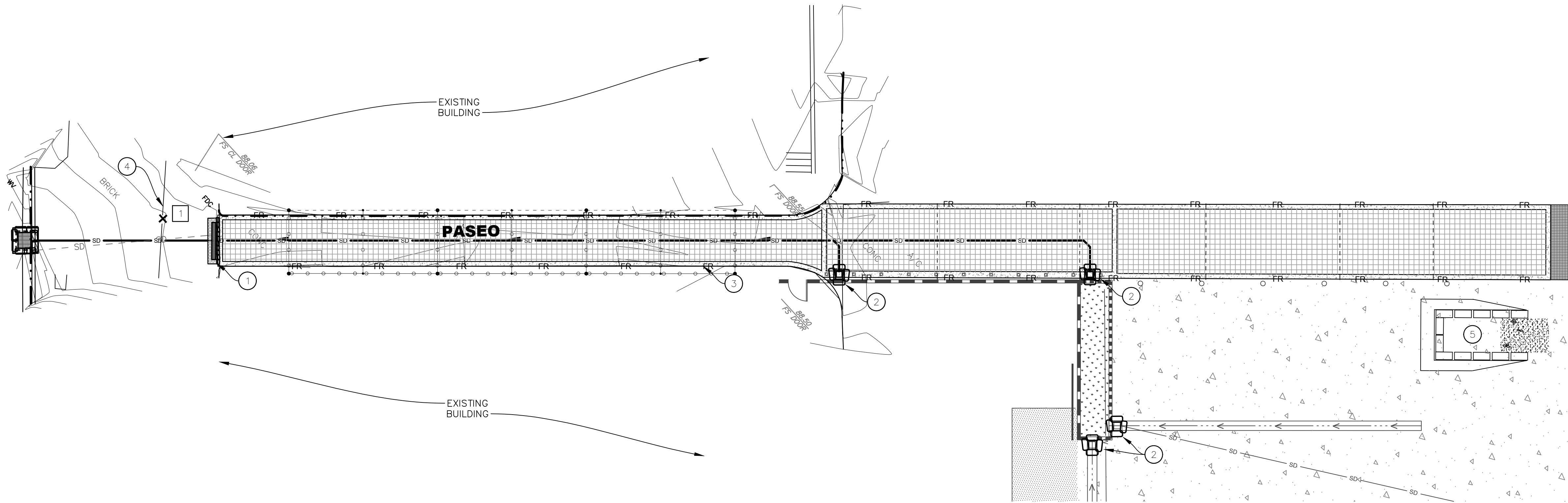
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 NO. _____
 REVISIONS

GRANADA PLAZA IMPROVEMENTS
 PASEO PAVEMENT REPLACEMENT
 GRADING PLAN

2064185200
 PBW. NO. _____
 BID NO. _____ SHT. DES. _____
 C-3-112
 DWG. NO. _____
 SHT. 3 OF 5

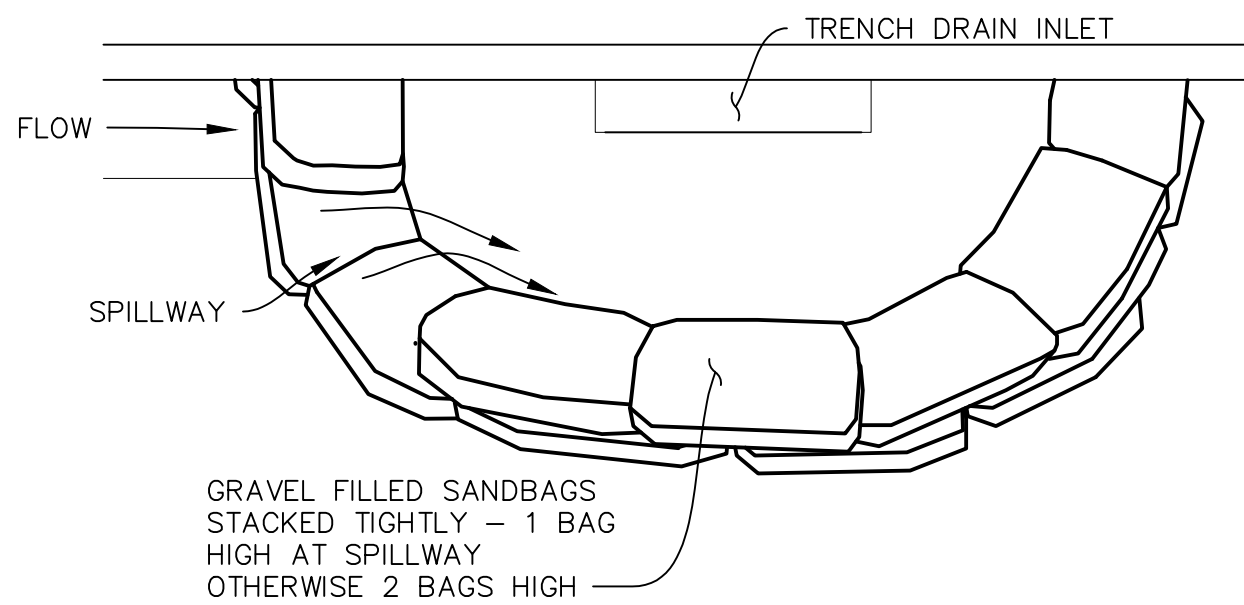
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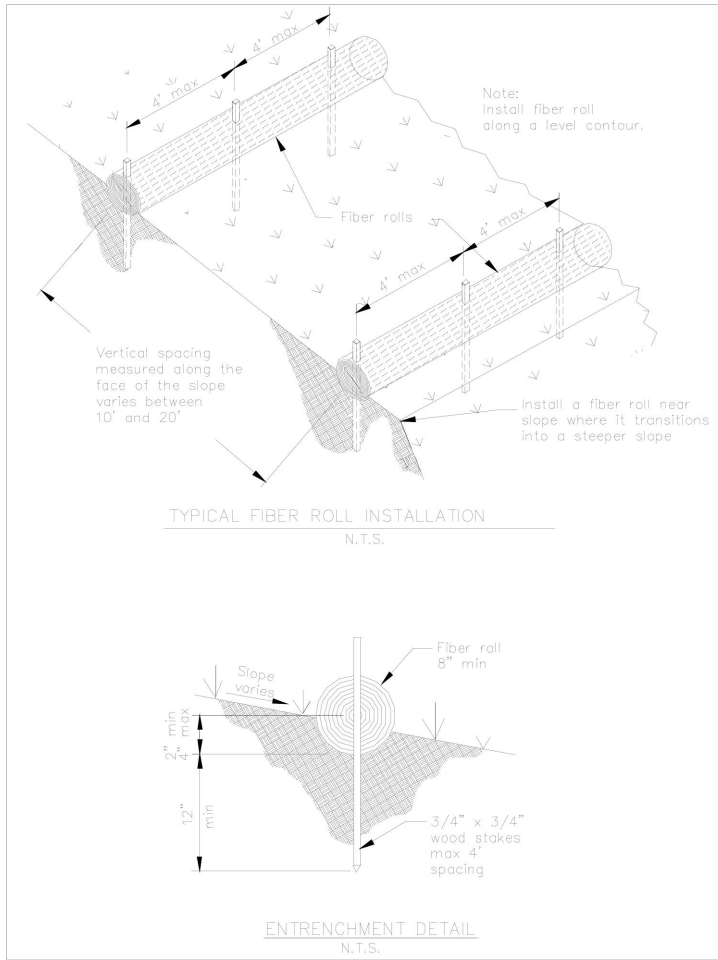
CONSTRUCTION NOTES

1. CONSTRUCT GRAVEL BAG INLET BARRIER AROUND EXISTING TRENCH DRAIN INLET PER DETAIL E, SHEET 5, AND AS SHOWN ON PLANS.
2. CONSTRUCT GRAVEL BAG INLET BARRIER DRAIN INLET.
3. CONSTRUCT FIBER ROLL AT APPROXIMATE LOCATIONS PER DETAIL E, SHEET 5, AND AS SHOWN ON PLANS.
4. CONSTRUCT 6' HIGH CHAIN LINK TEMPORARY CONSTRUCTION FENCING. FENCING SHALL REMAIN UNTIL PROJECT COMPLETION AND MAY BE RELOCATED AS NECESSARY.
5. CONSTRUCT CONCRETE WASH-OFF AREA PER DETAIL E, SHEET 5. WASH-OFF AREA SHALL BE IN PLACE AT ALL TIMES DURING GRADING AND PAVING OPERATIONS. CONTRACTOR SHALL DETERMINE WASH-OFF LOCATION AFTER COORDINATION WITH OWNER.



Fiber Rolls

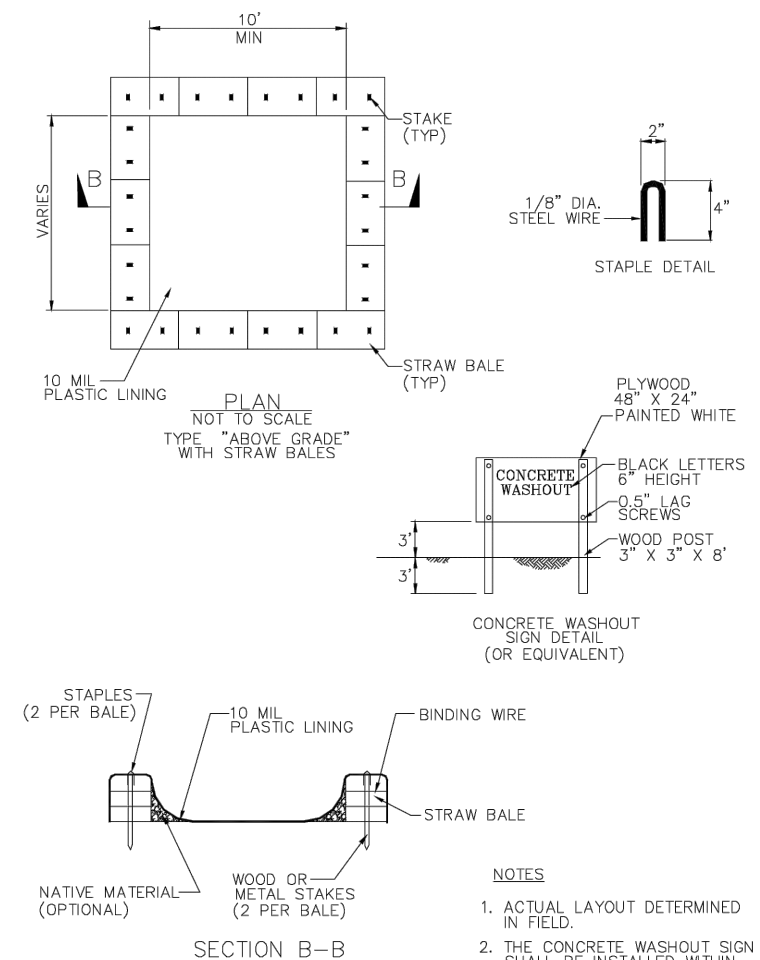
SE-5



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Concrete Waste Management

WM-8



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LEGEND

- EXISTING CONCRETE SIDE WALK
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- GRAVEL BAG INLET BARRIER
- FIBER ROLLS
- CONSTRUCTION FENCING
- POST-CONSTRUCTION FLOW DIRECTION
- CONCRETE WASHOUT
- SAMPLING LOCATION

EROSION CONTROL DETAILS

E



FRANCIS F. HAIN PROJECT ENGINEER DATE 12/20/19



PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

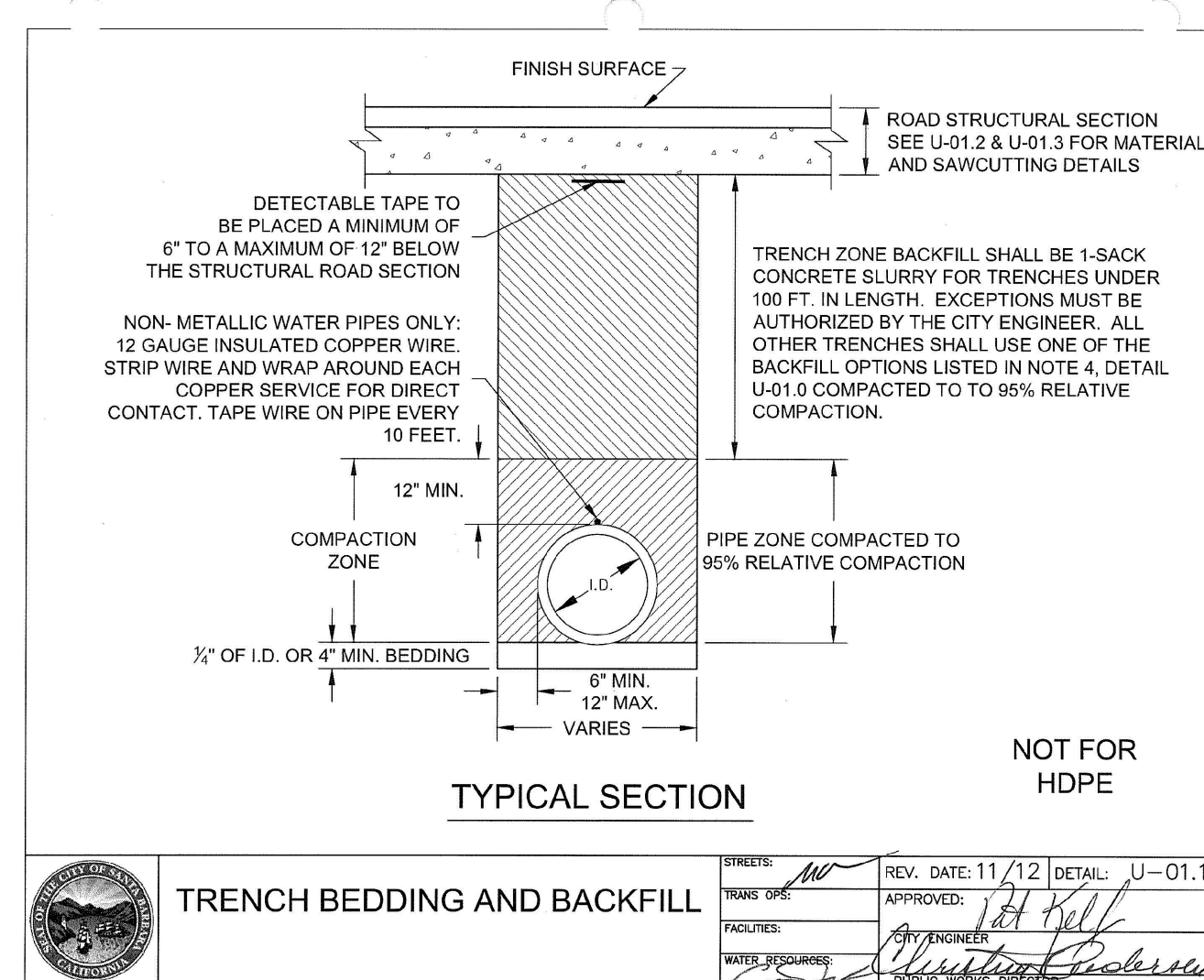
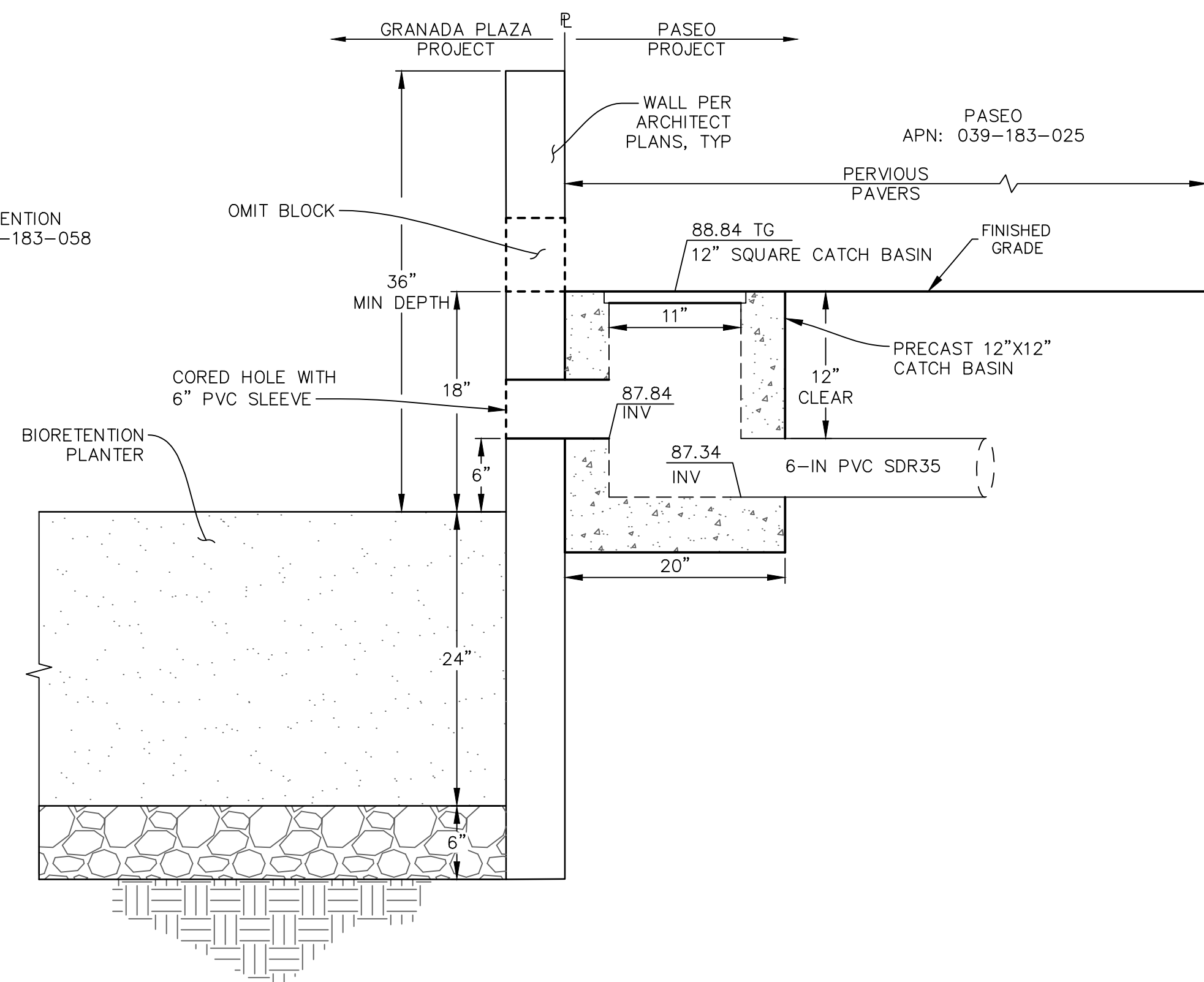
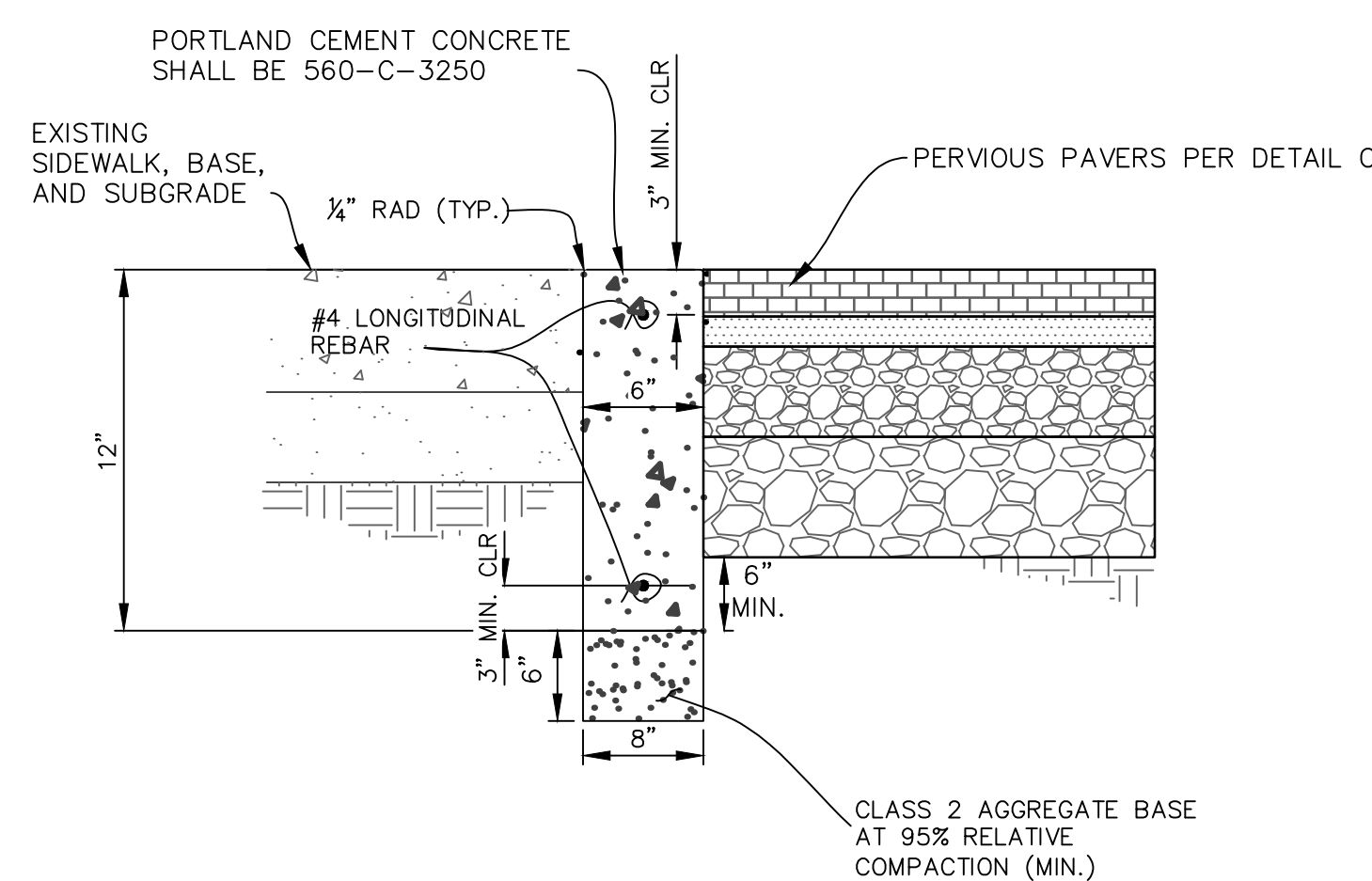
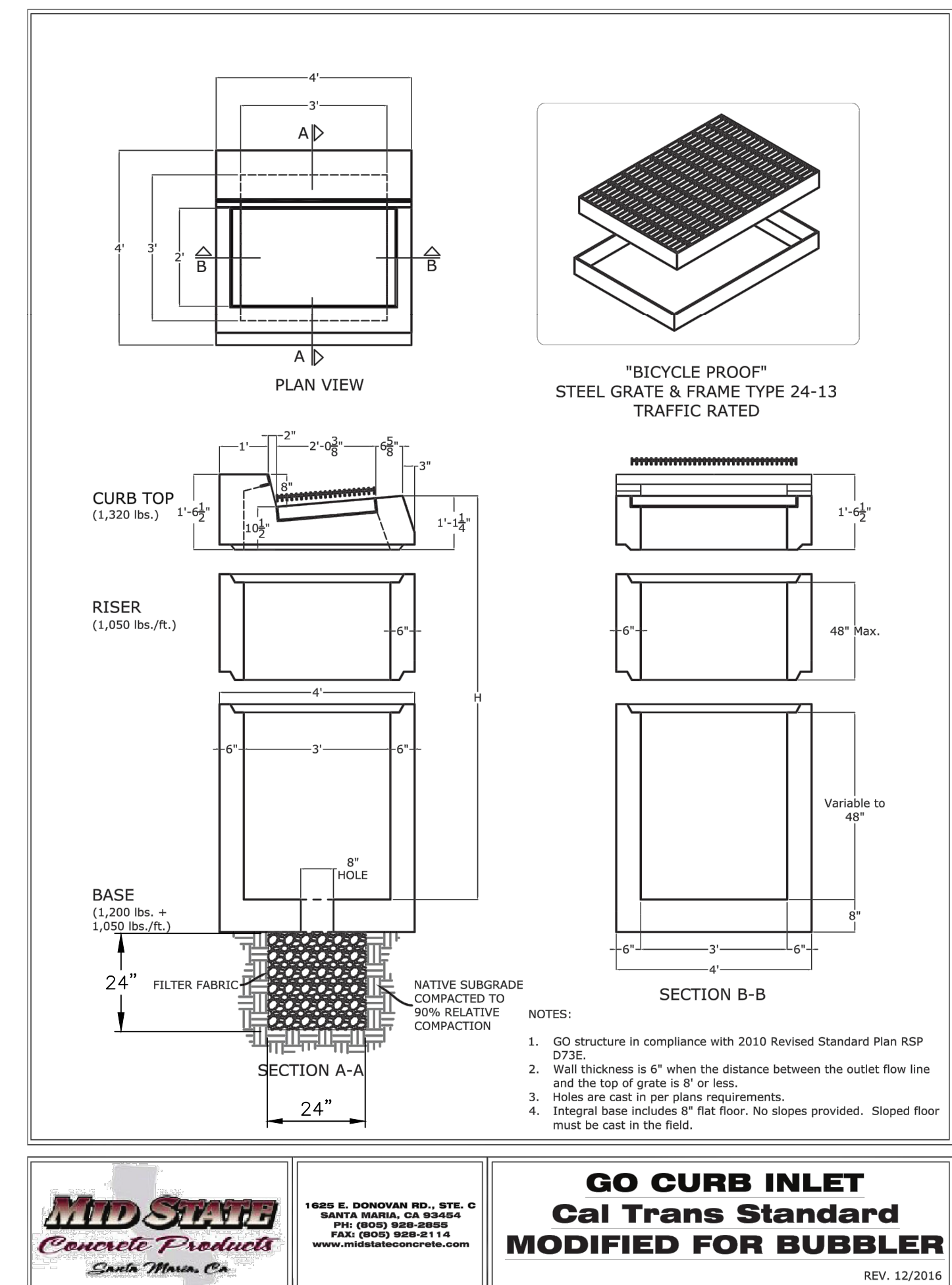
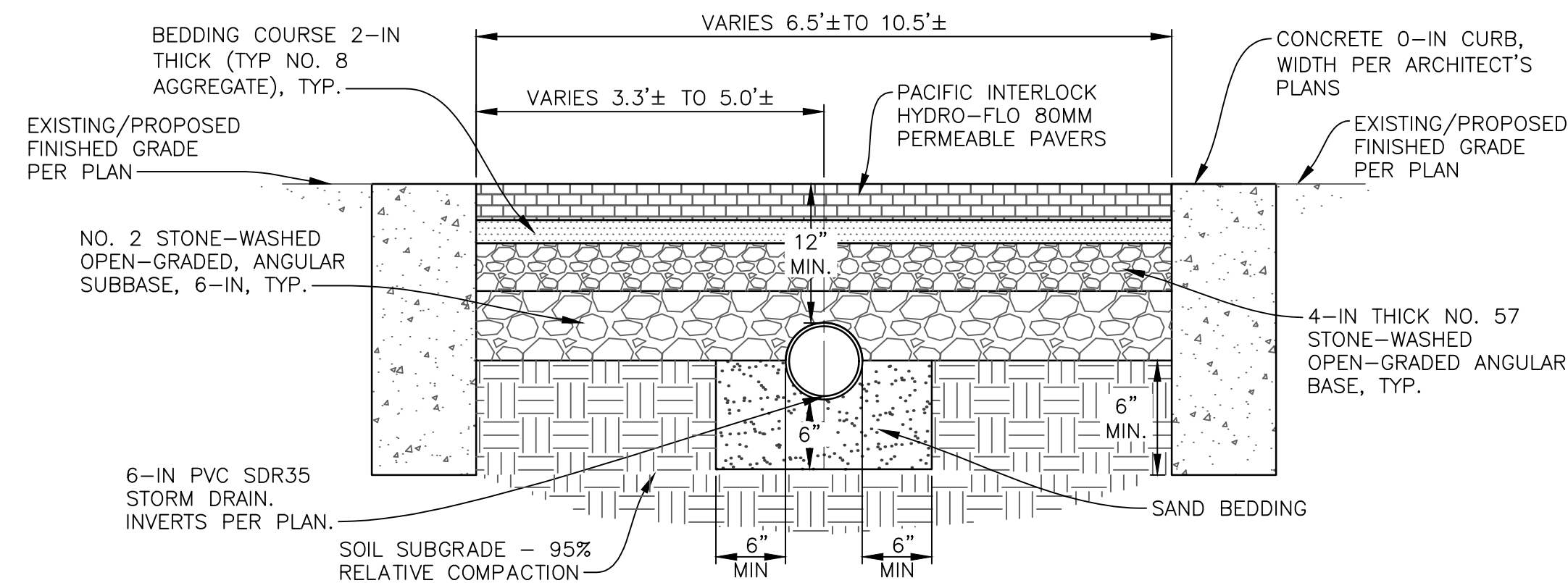
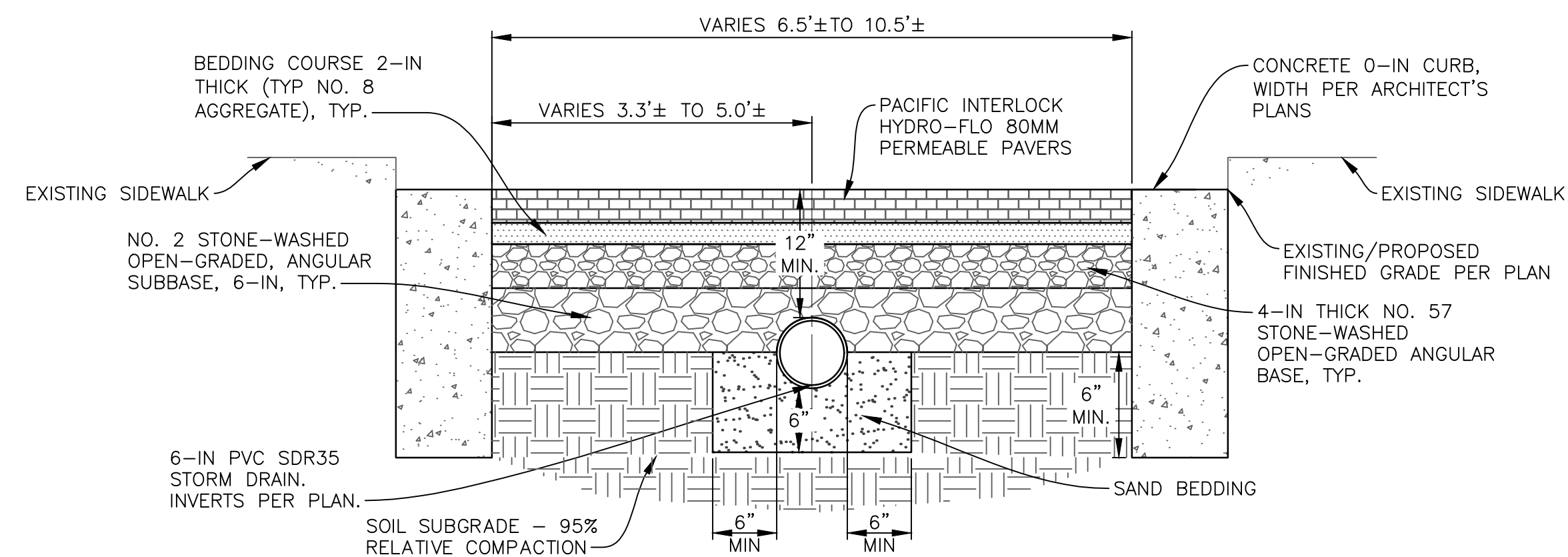
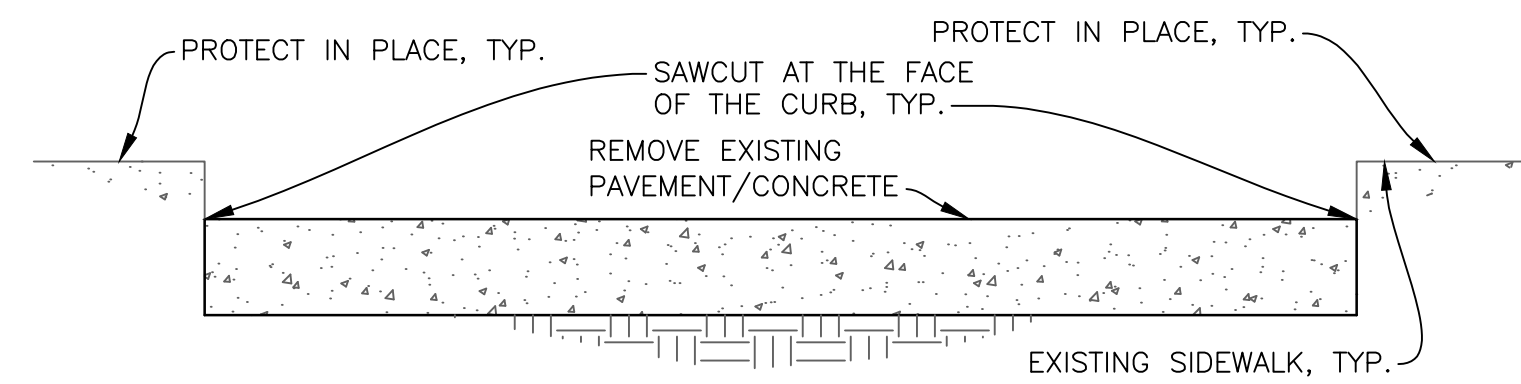
APPROVED: CITY ENGINEER ORIGINAL SIGNED DATE DATE

DESIGN DRAWN CHECKED KWP KWP ASF

NO.	DATE	APPROVED	REVISIONS

GRANADA PLAZA IMPROVEMENTS
PASEO PAVEMENT REPLACEMENT
EROSION CONTROL PLAN

2064185200 PBW. NO.
C-3-112 DWG. NO.
SHT. 4 OF 5



- TRENCH BEDDING AND BACKFILL NOTES:

1. Improvements constructed under this Standard Detail shall conform to applicable provisions of the Standard Specifications for Public Works Construction, current edition.
2. Trench width will be as shown, unless otherwise specified on plans.
3. Pipe zone bedding material shall be sand with a sand equivalent greater than 50.
4. Basefill shall have a maximum of 3-inch lifts and meet the requirements of one of the following:
 - a. Crushed Aggregate Base;
 - b. Crushed Miscellaneous Base;
 - c. Backfill material with a sand equivalent greater than 50.
5. The Engineer shall approve all backfill material prior to backfilling trench. Contractor must submit sand equivalent tests per ASTM D2419, for all backfill and bedding, both native and imported, and identify the source of the material.
6. Bedding and backfill shall be compacted mechanically. Compaction by flooding, ponding, or jetting shall not be permitted.
7. Compaction Test, per ASTM D1557, current revision, will be required by the Engineer at various depths in the trench, at a rate of one test per 50 feet. All tests shall be paid for by the Contractor, and performed by a laboratory approved by the City, unless otherwise specified.
8. A continuous length of 3-inch wide detectable tape, Terraport or approved equal, shall be placed in a direct line over all pipe, as shown. Tape color shall be blue for water, green for sewer, yellow for electrical, and purple for reclaimed water.
9. The trench structural strength shall be of the same material and thickness as existing, but shall meet minimum pavement depth requirements of Standard Detail U-0.1.2.
10. New concrete shall be dove-tailed into existing concrete streets according to the following:
 - a. New #4 reinf. bar @ 32" on center (O.C.) along longitudinal joints
 - b. New #4 reinf. bar @ 12" O.C. along transverse joints
 - c. First dowel shall be placed 6" from edge of new concrete panel
 - d. Dowels shall be placed at 1/2 of the concrete pavement depth & centered between two connecting panels
 - e. When doweling into existing concrete street along longitudinal joints, drill 3/4" diameter by 8" long hole in existing cement concrete. If using pre-coated epoxy dowels, follow manufacturer's specifications for hole size and installation.
 - f. When doweling into existing concrete street along transverse joints, drill 3/4" diameter by 6" long hole in existing cement concrete. If using pre-coated epoxy dowels, follow manufacturer's specifications for hole size and installation.
 - g. All reinforcing bar installed shall be green epoxy coated.
 - h. Chemical additive to bond reinforcing bar to existing concrete pavement.
11. Asphalt concrete shall be laid in courses not exceeding 4 inches in thickness. Asphalt concrete shall be Class C2 Grade PG 64-10 for finish courses and Class B Grade PG 64-10.

